

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 90002099 Date Listed: 1/9/91

Willo Historic District Maricopa AZ
Property Name County State

N/A
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

for *Antoinette J. Rice* 1/14/91
Signature of the Keeper Date of Action

=====

Amended Items in Nomination:

Boundary Description: The scale of the historic district boundary is 1" = 200 ft.

This information was confirmed with Jim Woodward of Janus Associates.

DISTRIBUTION:

National Register property file
Nominating Authority (without nomination attachment)

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Registration FormNATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Willo Historic District
other names/site number _____

2. Location

street & number Central Ave. to 7th Ave.; McDowell to Thomas Rds N/A not for publication
city, town Phoenix N/A vicinity
state Arizona code AZ county Maricopa code 013 zip code 85003

3. Classification

Ownership of Property

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

- ☐ building(s)
☒ district
☐ site
☐ structure
☐ object

Number of Resources within Property

Contributing	Noncontributing
<u>713</u>	<u>67</u> buildings
	_____ sites
	_____ structures
	_____ objects
<u>713</u>	<u>67</u> Total

Name of related multiple property listing: _____

Number of contributing resources previously
listed in the National Register 1

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this
☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the
National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of certifying official

Date

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

- ☒ entered in the National Register.
☐ See continuation sheet.
☐ determined eligible for the National
Register. ☐ See continuation sheet.
☐ determined not eligible for the
National Register.
☐ removed from the National Register.
☐ other, (explain:)

for Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic - Single Dwelling

Domestic - Multiple Dwelling

Commerce/Trade - Business

Commerce/Trade - Department Store

Current Functions (enter categories from instructions)

Domestic - Single Dwelling

Domestic - Multiple Dwelling

Commerce/Trade - Business

Commerce/Trade - Department Store

7. Description

Architectural Classification

(enter categories from instructions)

Bungalow/Craftsman

Mission/Spanish Colonial Revival

Tudor Revival

Modern Movement

Materials (enter categories from instructions)

foundation Concrete

walls Brick

Stucco

roof Asphalt

other Shingle

Adobe

Describe present and historic physical appearance.

SUMMARY

The Willo Historic District is a one-half square mile tract in Central Phoenix encompassing several historic residential subdivisions. The district is bounded by four arterial roadways; Thomas Road on the north, McDowell Road on the south, 7th Avenue on the west, and Central Avenue on the east. Historic and contemporary development trends have always focused on Central Avenue, the major north-south roadway through Phoenix. It is a major defining component of the historic district. Contemporary commercial development, predominantly high-rise office buildings, line Central Avenue, with related development extending behind the buildings to depths ranging from 300 to 800 feet. West of that high-rise corridor lies the Willo Historic District, distinguished by historic residential subdivisions composed of long, narrow blocks extending east-west between the major roadways of 3rd Avenue, 5th Avenue and 7th Avenue. The residential subdivisions are characterized by low, one-story scale, mostly moderate size historic houses, and mature landscaping and tree and palm lined streets. The historic district presents a continuum of historic residential development in Phoenix from 1910 to 1942. The subdivision designs are integral with one another, giving the image of a unified historic neighborhood. The buildings within the Willo Historic District retain a high degree of architectural integrity, particularly in terms of design, setting, materials and workmanship. The styles of the houses are almost equally divided between the late nineteenth and twentieth century Revivals, and the Modern Movement's Minimal Traditional variations, including the Ranch Styles, California Styles (Monterey) and European Provincial. The streetscapes in the district help convey the historic character of the subdivisions and retain integrity of landscaping, roadway widths, street lighting, and the continuity of historic houses.

Two dominant architectural property types are located within the district. Both have relevance and importance in illustrating one or more of the historic contexts related to the Willo Historic District. The classification of these property types is based on function and association with the residential development pattern in Phoenix during the first 40 years of the twentieth century. The dominant themes related to that period include trends and patterns in subdivision development, the influence of public planning and housing policy on residential construction, and the evolution of architectural styles in Phoenix from 1910 through 1941. While both property types share a common function, they can be readily distinguished in terms of style, materials, and workmanship.

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Early Twentieth Century Domestic Buildings in Phoenix

The shared physical characteristics of this architectural type are based primarily on the specific styles and designs of residential buildings that were popular from the first decade of the twentieth century to the mid-1930s. Designs of domestic architecture include the Bungalow Style, the Eclectic Styles associated with the revival of period architecture, the designs that represent the transition between the two. Common attributes also include scale, size and siting of the buildings within the subdivisions developed during that time.

The Bungalow Style is readily distinguished as a representative of this period. Stylistic characteristics include a simple overall roof form, with broad eaves and exposed rafters, asymmetrical massing achieved with cross-gabled ells, offset entrances and dormers; porches either recessed as verandas or independently attached as gabled projections; and adherence to the principles of the Arts and Crafts Movement, including attention to wood detailing, expressions of structural components, and images of the intricately designed architecture found in the Orient.

The Period Revival styles representative of this period include eclectic combinations of the Tudor Revival, the Spanish Colonial modes, and the broader based Mediterranean Eclectic styles. All of these interpretations of period styles were designed to evoke some picturesque image of vernacular traditions. Those house designs were most popular during the 1920s and 1930s and this can be grouped together as a single stylistic category.

Common physical characteristics of the Tudor Revival styles relate to two design elements: massing and house form; and an array of applied ornamentation suggestive of rustic construction methods. The house form is distinguished by a steeply pitched gabled roof over an "L"-shaped plan. The front facing gable wall is always articulated by a focal window. Entrances are recessed at the intersection of the ell, with minimal or non-existent porches. Details are drawn from late Medieval elements, such as quoins, half-timbering, decorative stone surrounds at doors and windows, Gothic elements such as pointed arches, diamond pane windows, bays and other projections, rustic elements including batten doors, gates and shutters, wrought iron lights, stone slab roof shingles, random wood shingles imitating thatched roofs, and sweeping, soft lines at the facade.

Variations of the Spanish Eclectic styles have common physical characteristics related to roof and wall materials, fenestration details, and structural massing. Spanish Eclectic modes almost always have stuccoed walls with gabled roofs covered with clay tile. Porches are rarely used. Instead, elements are used like canopies over doorways or other articulation of entrances such as vestibules, arcades, or front facing courtyards. Massing will rarely be symmetrical. The common form is a side gabled mass offset by an intersecting gabled ell. Those eclectic variations drawn from the Pueblo Revival styles have even more pronounced asymmetry, particularly in height variation of components of the overall house form. The rustic qualities of these period interpretations are seen in exposed heavy timber detailing, often carved, batten doors, undulating or uneven walls and surfaces, casement windows and wood shutters.

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The common characteristics of building size, scale, and siting also help define most examples of this property type. The size of the houses relates directly to the typical layout of subdivisions developed during that time. With 50 foot lots as the standard, houses are necessarily compact. Common shapes include square or rectangular overall compositions, with the long axis often extending behind the front facing mass of the house. The scale of the building is typically one-story, with some one and a half story variations. Because the houses were designed to be economical to construct, they were relatively small. In order to present the image of a larger scale, house form and massing were often manipulated. An offset two-story component, a tower, a large veranda, or a porte-cochere were design techniques used to create illusions of a larger scale. More commonly, building elements such as windows, doors and roofs were designed proportionately in relationship to wall surfaces and massing to give the appearance of a larger scale.

Siting is one of the most common character defining qualities of the architecture of the period. All have a similar front yard setback and most examples are built with narrow side yards. Another typical siting characteristic is the placement of an automobile garage on the rear one-third of the lot, with access from the alley or along a side yard drive.

The architecture of this period is associated directly with Phoenix' first major twentieth century municipal expansion which began in the late teens and accelerated to a full fledged construction boom at the end of the 1920s. That economic surge carried forward into the first few years of the 1930s despite the economic crisis of the Great Depression. Construction activity had decreased dramatically by 1934, ending the boom trend of the previous decade. The styles that define this architectural type were popular in Phoenix simultaneously with the growth of the second and third decades of the twentieth century. The popularity of those styles virtually ended with the implementation of national housing policies associated with the New Deal programs of the mid-1930s. As a result, there is a unique and direct link between the physical attributes of the property type and its historic associations. A Tudor Revival style house, for example, can almost always be associated with the construction boom of the late 1920s and early 1930s.

In addition, associative characteristics of the houses of this period are descriptive of the historical trends of how subdivisions were developed and marketed from 1910 to 1930. With no public regulation of land use locally until 1930, private developers and the real estate industry, in an effort to protect property values, controlled land use through the concept of deed restrictions. They set standards for house size as a function of construction costs, required common building setbacks as well as the location on the property of garages and other support buildings, and even guided the stylistic preference of house designs. The association between the historic pattern of subdivision development and the property type is evident in those physical characteristics of scale, size and siting.

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Two concepts are used in assessing the integrity of individual building from this period. The first is that the property should embody the distinctive architectural qualities associated with the Bungalow Style, or the Period Styles such as Tudor Revival, Spanish Mission, Pueblo Revival, and Mediterranean vernacular variations. Secondly, the property should display some association with the important developmental events related to the local construction boom of the 1920s and 1930s. Those associative qualities relate primarily to the property's location on a streetscape of similar period houses, thus linking it to the development of subdivisions of that time. Association with historic subdivision design and regulation practices of the period would include the property's size, scale, and siting in relationship to the common appearance found in the particular subdivision.

Aspects of the integrity that are present in most houses from this period include design, location, setting and feeling. The degree of design integrity includes recognition of the property's architectural style, particularly the retention of the major elements associated with that style. Design integrity includes the presence of the original house form, roof configuration, porches and major fenestrations. Design detailing that conveys craftsmanship associated with the styles also is present including articulated wood elements, window sash, doors, and other artistic details.

All houses are presently located on their original site, this conveying their historic association with important subdivision trends. Integrity of setting includes retention of the major elements of the original site design including the building's location on the site, street front setback, side yard driveways, and garage buildings. Extension of the building elements or forms such as porte-cocheres, arcaded wing walls, and patio or courtyard walls are intact to a degree that they are recognizable elements of the original setting. Sufficient design elements are present to evoke the romantic or picturesque aesthetic that was the cornerstone of that stylistic trend, thus preserving a great degree of integrity of feeling.

Depression-Era Domestic Buildings in Phoenix

The similar physical characteristics of this architectural type include the stylistic preferences, methods of construction, and building materials that were common locally from the mid-1930s to the United States' involvement in World War II. The time frame when this property type prevailed is directly linked to the years of the Great Depression and the ensuing economic recovery period of the New Deal. Stylistic trends in local domestic architecture reflected the waning popularity of the overtly picturesque Eclectic Movement and the advent of Modern architecture and building technology. The property type is characterized by two common residential designs, the Monterey (California style) and the French Provincial, which are generally classified as the Minimal Traditional styles. Other contemporary designs illustrated by the property type focused on some association with regional traditional architecture, the Modernistic Style, or both.

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Particular methods of construction and a preference for specific building materials were shared by all of the styles descriptive of this period. Typical physical characteristics related to methods of construction include use of standardized designs; prefabricated building components such as trusses and windows; structural systems like brick masonry cavity walls, concrete slab floors, and stabilized adobe; and air conditioning systems. The integration of automobile garages into the overall house form and design is an additional characteristic. Buildings associated with this period are also distinguished by the choice of materials and their integration into the various stylistic concepts. The use of brick, then painted instead of plastered, is common. Roofs sheathed with asphalt shingles or asbestos tiles, and the use of steel casement and glass block windows are also common to this property type.

An illustration of architecture from this period, the Monterey Style is distinguished physically by a common form composed of a long side gabled mass intersected by an offset gabled ell. Roof coverings are clay tile, wood, asphalt, or asbestos shingles, with eaves left exposed, soffitted, or terminated at the wall with cornice molding. The traditional focal window at the gable wall is usually a simple rectangular opening with side lited steel casement sash. All facade windows are generally decorated with false wood shutters, in battened or louvered designs. A veranda along the side gabled wall is common, usually supported by wood posts and detailed with stickwork designs suggestive of southwestern ranch homes. Doors are paneled or batten.

The physical characteristics of the French Provincial variation include subtle detailing borrowed from Classical Period elements applied to generally asymmetrical house forms. The distinguishing characteristic of this style is the hipped roof, almost always detailed at the eave with cornice molding or boxed cornices. Varying levels of Classical ornamentation may be present including fluted or beveled pilasters and architraves or pediments at the doorway. Formal porticos are sometimes present, but porches are generally restricted to very simple overhangs. Window treatments are similar to those of the Monterey Style. The use of corner windows and glass block inserts, elements drawn from the Modernistic Movement, are also common.

The descriptive characteristic of styles recalling some regional traditional theme are related to those of the earlier Spanish and Mediterranean Eclectic modes but with much lesser degrees of ornamentation and picturesque imagery. The designs incorporate impressions of a regional vernacular, such as Pueblo architecture or Spanish Mission, with modern building materials and elements. The use of adobe was a common trait of these variations. When brick is used, it is often painted white or mortar washed, rather than stuccoed. House forms vary in composition, but are much less complex than the earlier models. Often the design incorporates some elements of the Monterey Style, such as a veranda and shuttered windows, but will have the form and massing reminiscent of the Pueblo Revival Style. The examples almost always incorporate steel casement windows, sometimes at the corner, as well as other modern elements including glass block, and steel pipe columns supporting porches or carports.

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The Modernistic Style illustrated by this architectural type is easily recognizable by its smooth, multi-planed wall surfaces, flat, parapeted roofs, emphasis on horizontality, and use of curved elements. Floating horizontal planes are common, such as cantilevered entrance canopies and deep overhangs projecting below the parapet. The use of glass block is extensive, as are corner windows. Curved elements may be seen at the parapet, canopy, bay projections, or entire wings of the house. Doors are almost always flush. The Pueblo Moderne variation will incorporate Modernistic elements and details into a Pueblo Revival form. Other variations use low hipped roofs or flat roofs in lieu of parapets.

Associative qualities that are descriptive of this period architecture deal with its relationship to an important aspect of Phoenix' developmental history. The property type is associated directly with the events of the Great Depression which dramatically altered the pattern of expansion, development and architectural character of Phoenix' urban center. The unprecedented building boom of the late 1930s, sparked in large measure by New Deal economic recovery programs, resulted in the growth of residential subdivisions and the emergence of new stylistic concepts grounded in modern technology, economy of construction, simplicity of design and regional imagery. There is a strong relationship between the physical attributes of the architectural type, described in terms of style, construction methods and materials, and its historic associations with the pattern of events surrounding the Depression-era.

The locational patterns of the property type also help describe its associative qualities. New subdivisions created during the late 1930s boom were rapidly developed with houses designed in the preferred Monterey and French Provincial Period styles, thus providing entire streetscapes of similarly designed and constructed houses. The influence of the Federal Housing Administration (FHA) on continuity of subdivision layout and streetscape design also contributed to the development pattern of the period. Infill development in earlier subdivisions was common during the boom period, and houses illustrating this property type are easily distinguished and thus linked to their historic associations with Depression-era development in Phoenix.

Integrity of Setting and Appearance

Two factors are considered in order to determine the integrity of this architectural type. First, the building should possess the architectural qualities of the Minimal Traditional Styles, such as the Monterey, French Provincial, Spanish Eclectic, and Modernistic variations. Second, the building should convey its association with the Depression-era period in local history. The association with the important pattern of events of the late 1930s and early 1940s relates primarily to the historic property's location on a subdivision streetscape of stylistically similar homes, which links it to the development of subdivisions during that time. Association with the design and layout of Depression-era subdivisions, as well as the design of the individual houses within the development, includes continuity of size, siting, and stylistic appearance in relationship to the subdivision as a whole.

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The areas of integrity that are present in most of the houses from this period include design, materials, location and setting. The degree of design integrity includes a recognition of the property's architectural style. Aspects of stylistic integrity that are present include original overall building form, roof configuration and details, window elements, applied ornamentation and attached design components like porches, carports, and porte-cochere. Design detailing such as applied ornamentation helps convey the stylistic reference of this architectural type and is an important aspect of integrity that is present. Such detailing includes the treatment of windows, ornamentation at doorways, eave details, and articulated components of the porches.

Materials are an important aspect of integrity of these buildings because the use of materials, particularly exposed brick masonry, helps to define the property type. The houses' integrity of setting includes retention of the major elements of original site design (which relates to subdivision layout as well), including street front setback, driveways, carport extensions and garage buildings. Integrity of setting also considers site or landscape design such as patio and courtyard walls, sidewalks, terraces, arcaded wing walls and other building extensions.

The Willo Historic District contains 780 primary buildings. Of that total, 713 are identified as contributing buildings, and 67 are identified as non-contributing buildings. The ratio of primary non-contributing buildings to the total number of buildings in the district is 1:11.3.

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WILLO HISTORIC DISTRICT

CONTRIBUTING PROPERTIES

INV. NO.	HISTORIC NAME	ADDRESS
1	Hurley Building	544-550 W. McDowell Road
4	A. T. Helm Building	336 W. McDowell Road
5	El Conquistador Apartment Building	330 W. McDowell Road
6	Bert J. Freidman/A. B. Baker House	301 W. Almeria
7		309 W. Almeria
8		315 W. Almeria
9		317 W. Almeria
10	Ben Funk House	321 W. Almeria
11		325 W. Almeria
12		329 W. Almeria
14	Wright Davis Spec. Duplex	501 W. Almeria
15		505 W. Almeria
16	O'Malley Inv. Co. Spec. House	509 W. Almeria
17		513 W. Almeria
18		517 W. Almeria
19	R. J. Richards House	521 W. Almeria
20		525 W. Almeria
21	Rev. H. L. Faulkner House	529 W. Almeria
22		533 W. Almeria
23		534 W. Almeria
24		530 W. Almeria
25		526 W. Almeria
26	G. Dale Brown House	522 W. Almeria
27		518 W. Almeria
28	Walter Kidder House	514 W. Almeria
29		510 W. Almeria
30		506 W. Almeria
31		502 W. Almeria
32		334 W. Almeria
33	E. R. Foutz House	330 W. Almeria
34	Frank Vance House	324 W. Almeria
35		320 W. Almeria
37	W. R. Caldwell House	310 W. Almeria
38	Sharp W. Daynes/S. R. Beecraft	306 W. Almeria
39	Lois Harrington House	302 W. Almeria
40		305 W. Coronado
41		309 W. Coronado
42		315 W. Coronado
43		317 W. Coronado
44		321 W. Coronado
45		325 W. Coronado
46	G. R. Meredith House	329 W. Coronado
47	Herman H. Stein House	333 W. Coronado

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WILLO HISTORIC DISTRICT

CONTRIBUTING PROPERTIES

INV. NO.	HISTORIC NAME	ADDRESS
48		501 W. Coronado
49		505 W. Coronado
50	L. R. Sutcliffe H. S.	509 W. Coronado
51	F.B. Wallace Spec./M.E. Waddoups Hse	515 W. Coronado
52	Bryan Stanley House	519 W. Coronado
53	H. E. Hendrix House	525 W. Coronado
54	J. R. Edwards House	529 W. Coronado
55	Paul W. Burroway Spec. House	533 W. Coronado
58	I. E. Fisher House	538 W. Coronado
59		534 W. Coronado
60	S. W. Wilcox Spec. House	530 W. Coronado
61	Harold Peterson Spec. House	526 W. Coronado
62		522 W. Coronado
63	Carl H. Johnson House	518 W. Coronado
64		514 W. Coronado
65		510 W. Coronado
67		502 W. Coronado
68	L. A. Parham House	334 W. Coronado
69		330 W. Coronado
70		326 W. Coronado
71		322 W. Coronado
72		318 W. Coronado
73	Phoenix T & T Co. Spec. House	314 W. Coronado
74		310 W. Coronado
75	Sue Hanna/K. B. Peterson House	306 W. Coronado
76	John R. Turner House	302 W. Coronado
78		305 W. Granada
79		309 W. Granada
80	J. Elbert Jones Duplex	313-315 W. Granada
81	J. M. Aitken House	317 W. Granada
82		321 W. Granada
83	C. F. Crittenden Spec. House	325 W. Granada
84		329 W. Granada
85	Dr. William B. Youens House	333 W. Granada
86		501 W. Granada
87	Robert Castro Duplex	505 W. Granada
88		509 W. Granada
89	C. R. Hurley House	513 W. Granada
90	Clarence B. Mills House	517 W. Granada
91	L. V. Guerin House	521 W. Granada
92	S. W. Wilcox Spec. House	525 W. Granada
93	W. J. McCarty House	529 W. Granada
94	R. C. Johnson House	533 W. Granada

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WILLO HISTORIC DISTRICT

CONTRIBUTING PROPERTIES

INV. NO.	HISTORIC NAME	ADDRESS
95		537 W. Granada
96		545 W. Granada
97	Doyne D. Coffman House	544 W. Granada
98	L. C. Lashmet House	534 W. Granada
99		528 W. Granada
100	Price & Price Spec. House	524 W. Granada
101	E. Snodgrass Studio of Dance	522 W. Granada
102	W. J. Ede House	518 W. Granada
103	P. W. Womack Spec. House	514 W. Granada
104	W. H. Howe House	510 W. Granada
106	Clyde Christian/G. O. Ford House	502 W. Granada
107		334 W. Granada
108	E. Herman House	330 W. Granada
109	Edward Sweeney House	326 W. Granada
110	George W. Hoggan Spec. House	322 W. Granada
111	Wallace Broberg House	318 W. Granada
112	M. S. Shackelford House	314 W. Granada
113	Douglas W. Burton House	310 W. Granada
114	T. E. Irvine House	306 W. Granada
115		302 W. Granada
116		301 W. Palm Lane
117	P. W. Womack Spec. House	305 W. Palm Lane
118	J. G. Wray House	309 W. Palm Lane
119		313 W. Palm Lane
120	"The Home of Happiness"	317 W. Palm Lane
122	S. R. Newton House	325 W. Palm Lane
123	Harold E. Muth House	329 W. Palm Lane
124	James R. McDougall Home	333 W. Palm Lane
125	Home Finance & Mtg. Co. Spec. House	501 W. Palm Lane
126	E. C. Corbell House	505 W. Palm Lane
127	H. R. Turney Spec. House	509 W. Palm Lane
128		513 W. Palm Lane
129		517 W. Palm Lane
130	Price & Price Spec. House	521 W. Palm Lane
131	Ivan Pew House	525 W. Palm Lane
132		529 W. Palm Lane
133	D. E. Corey House	533 W. Palm Lane
134		537 W. Palm Lane
135		541 W. Palm Lane
136		538 W. Palm Lane
138	Walter J. Thalheimer House	530 W. Palm Lane
139	Emil Herman House	526 W. Palm Lane
140		522 W. Palm Lane

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WILLO HISTORIC DISTRICT

CONTRIBUTING PROPERTIES

INV. NO.	HISTORIC NAME	ADDRESS
141		518 W. Palm Lane
142		514 W. Palm Lane
143		510 W. Palm Lane
144	P. W. Womack Spec. House	506 W. Palm Lane
145	C. G. Bakaly House	502 W. Palm Lane
148		326 W. Palm Lane
149	C. A. McDonald House	324 W. Palm Lane
150	Harry J. Rolls House	318 W. Palm Lane
151		312 W. Palm Lane
152	J. H. Moeur House	310 W. Palm Lane
156		305 W. Holly
157		309 W. Holly
158	Mrs. Gladys Drake House	313 W. Holly
159	Cowley-Higgins-Delph Spec. House	317 W. Holly
160	L. G. Moore	321 W. Holly
161	W. J. Nagus House	325 W. Holly
162	Lawrence H. Lohr House	329 W. Holly
163	Fred B. Rosenfeld House	333 W. Holly
164	Miss Inez Lambert House	501 W. Holly
165	F. D. Patterson House	505 W. Holly
166	Isobel Noyes Rental House	509 W. Holly
167	J. M. Davis House	515 W. Holly
169	Mrs. E. A. Hughes House	521 W. Holly
170		525 W. Holly
171		529 W. Holly
173		537 W. Holly
174		541 W. Holly
175		542 W. Holly
176		538 W. Holly
177	S. C. Corbitt House	534 W. Holly
178	W. F. Dains House	530 W. Holly
179	C. F. C. Henden/L. D. Neal House	526 W. Holly
181		518 W. Holly
182	W. C. McNeil House	514 W. Holly
183	Willie Low House	510 W. Holly
184		506 W. Holly
185	Wesley Johnson House	502 W. Holly
186	Chauncey R. McCrary House	330 W. Holly
187	D. C. Smith House	326 W. Holly
188	O. A. Bell House	322 W. Holly
189	F. B. Sharp House	318 W. Holly
190		310 W. Holly
192	E. J. Middleton House	309 W. Monte Vista

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WILLO HISTORIC DISTRICT

CONTRIBUTING PROPERTIES

INV. NO.	HISTORIC NAME	ADDRESS
193	Laing & Heenan Spec. House	321 W. Monte Vista
195		331-333 W. Monte Vista
196		501 W. Monte Vista
197	Ethel V. Craig	505 W. Monte Vista
198	D. R. Jones House	509 W. Monte Vista
199	C. F. Crittenden Spec. House	513 W. Monte Vista
200	Phoenix T. & T. Spec. House	517 W. Monte Vista
201	Harold Evans House	521 W. Monte Vista
202		525 W. Monte Vista
203		529 W. Monte Vista
204	Bruce Almos Spec. House	533 W. Monte Vista
205		537 W. Monte Vista
206	Alberta Apartment	541 W. Monte Vista
207		542 W. Monte Vista
208		538 W. Monte Vista
209	T. S. Agle House	534 W. Monte Vista
210	W. J. & Helen G. Lewis House	530 W. Monte Vista
211	J. C. Dunshee House	526 W. Monte Vista
212	E. N. Brown House	522 W. Monte Vista
213		518 W. Monte Vista
214		514 W. Monte Vista
215		510 W. Monte Vista
216	Fred Tragaskes/S. Denham House	506 W. Monte Vista
217	Nell Blount/Nell Zetty House	502 W. Monte Vista
219	S. W. Cone House	330 W. Monte Vista
220	Anna J. Lord/M. O. Best House	324 W. Monte Vista
221	S. D. Balogh/E. W. Montgomery House	318 W. Monte Vista
223	Mrs. Alma B. Getsinger House	310 W. Monte Vista
224		306 W. Monte Vista
225	William E. Orr House	302 W. Monte Vista
227	Ralph F. Crawford	305 W. Cypress
228	Mrs. A. L. Arbogast House	309 W. Cypress
229	Mabel E. Avery/Miriam Stafford House	313 W. Cypress
230	Charles C. Laine	317 W. Cypress
231	F. C. Ramsine House	325 W. Cypress
232	James Dismuke House	329 W. Cypress
234		333 W. Cypress
235	Irene Raymond	501 W. Cypress
236	H. M. Clark House	505 W. Cypress
239	James Wolf House	517 W. Cypress
240	P. W. Womack Spec. House	521 W. Cypress
241		525 W. Cypress
242	F. B. Cuthbertson Home	529 W. Cypress

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WILLO HISTORIC DISTRICT

CONTRIBUTING PROPERTIES

INV. NO.	HISTORIC NAME	ADDRESS
243	E. D. Hallett House	533 W. Cypress
244		537 W. Cypress
245	Apartment Building	547 W. Cypress
246		542 W. Cypress
247	R. B. Brady House	538 W. Cypress
248	A. J. Womack Spec. House	534 W. Cypress
249	R. R. Robinson House	530 W. Cypress
250	H. S. Abbott House	526 W. Cypress
251	R. H. Armstrong House	522 W. Cypress
252	Edward V. O'Malley House	518 W. Cypress
253	S. W. Wilcox Spec. House	514 W. Cypress
254	F. W. Pool House	510 W. Cypress
255	Grace B. Johnson/H. M. Clark House	506 W. Cypress
256		502 W. Cypress
257		334 W. Cypress
258	Sara Adler House	330 W. Cypress
259	Bailey & Upshaw Spec. House	326 W. Cypress
260	J. R. Plummer House	322 W. Cypress
261	Cowley-Higgins-Delph Spec. House	320 W. Cypress
262	Phoenix T & T Spec. House	314 W. Cypress
263	P. W. Womack Spec. House	310 W. Cypress
264	J. E. Drane House	306 W. Cypress
265	L. L. Page House	302 W. Cypress
266	Wright Davis House	301 W. Encanto
267	Eleanor Thayer House	305 W. Encanto
268	David Wilson House	309 W. Encanto
269	E. M. Mills House	313 W. Encanto
270	William Gates House	317 W. Encanto
271		321 W. Encanto
272	J. W. Jones Spec. House	325 W. Encanto
273	A. J. McRae	329 W. Encanto
274		333 W. Encanto
275		501 W. Encanto
276	Wamsley, Jr. House	505 W. Encanto
278		513 W. Encanto
279	G. W. Slawson House	517 W. Encanto
280		521 W. Encanto
281	Harry Duffy Spec. House	525 W. Encanto
282	Harry Duffy Spec. House	529 W. Encanto
283	E. H. & Warren Evans House	533 W. Encanto
284	Thomas E. Hawthorne House	537 W. Encanto
285	Fire Station	541 W. Encanto
292	J. T. McMahan House	522 W. Encanto

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WILLO HISTORIC DISTRICT

CONTRIBUTING PROPERTIES

INV. NO.	HISTORIC NAME	ADDRESS
293	J. C. O'Malley House	516 W. Encanto
294	J. L. Tinker House	512 W. Encanto
295	Wamsley House	506 W. Encanto
296	K. Mandell House	502 W. Encanto
297	John A. Krall House	346 W. Encanto
298	Lester Construction Co. Spec. House	342 W. Encanto
299		338 W. Encanto
301		330 W. Encanto
302	Virginia & Margaret Rasan House	326 W. Encanto
303		322 W. Encanto
304		318 W. Encanto
305	E. P Warren House	314 W. Encanto
306		310 W. Encanto
307		306 W. Encanto
308	W. T. Huss House	302 W. Encanto
309	E. W. Thayer, Jr. House	301 W. Vernon
310	Thornwall H. Sello House	309 W. Vernon
311		313 W. Vernon
312	H. A. Peterson Spec. House	317 W. Vernon
313	R. A. Woodson Duplex	321 W. Vernon
314		325 W. Vernon
315	J. H. Dermody House	329 W. Vernon
316	Phoenix T & T Spec. House	333 W. Vernon
317	W. S. Bradfield House	337 W. Vernon
318	Frank F. Davis House	341 W. Vernon
319	J. D. Loper Duplex	345 W. Vernon
320	H. M. Shaw House	501 W. Vernon
321	F. G. Morrison House	505 W. Vernon
322		509 W. Vernon
323	W. L. Mougeot	515 W. Vernon
324	A. B. Traylor House	521 W. Vernon
325	L. S. Barvits House	525 W. Vernon
326	Wayne Heffner House	531 W. Vernon
327	Mrs. Emma Craig House	535 W. Vernon
329		2325 N. Seventh Avenue
330	Phillip Calihan House	550 W. Vernon
331	H. H. Dinwiddie House	546 W. Vernon
332		542 W. Vernon
335	R. E. McGowan House	530 W. Vernon
336	O. E. Kahle/N. J. Brooke House	526 W. Vernon
337	P. C. Tummins House	522 W. Vernon
338	V. A. Tower House	516 W. Vernon
339	W. E. Bates House	512 W. Vernon

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WILLO HISTORIC DISTRICT

CONTRIBUTING PROPERTIES

INV. NO.	HISTORIC NAME	ADDRESS
340	C. Warren Peterson	506 W. Vernon
341	John H. Smithson House	502 W. Vernon
342	Richard Dougherty House	346 W. Vernon
343		342 W. Vernon
344	R. E. VanDusen House	338 W. Vernon
345	Tom Weatherford/B. A. Myers House	334 W. Vernon
346	F. J. McNeal House	330 W. Vernon
347	Miss Glendale Griffith House	326 W. Vernon
348	L. J. Drey House	322 W. Vernon
349	Harold Peterson Spec. House	318 W. Vernon
350	John A. Robertson House	314 W. Vernon
351	A. M. Deloach House	310 W. Vernon
352	R. F. Brink House	306 W. Vernon
353	J. E. Ragan Duplex	302 W. Vernon
354	Ben S. Benson Duplex	301 W. Lewis
355	Phoenix T & T Spec. House	305 W. Lewis
356		309 W. Lewis
357	Frank B. Wallace Spec. House	313 W. Lewis
358	F. B. Wallace Spec. House	317 W. Lewis
359	F. B. Wallace Spec. House	321 W. Lewis
360	F. B. Wallace Spec. House	325 W. Lewis
361		329 W. Lewis
362		333 W. Lewis
363		337 W. Lewis
364		341 W. Lewis
365		345 W. Lewis
366	Burdette Cuttrell House	501 W. Lewis
367		505 W. Lewis
368		511 W. Lewis
369	F. M. Irish House	515 W. Lewis
370		521 W. Lewis
371		527 W. Lewis
372	Don K. Stone House	533 W. Lewis
373		537 W. Lewis
374	Edward C. Sherman, Jr. House	541 W. Lewis
375	Charles Matz Spec. House	545 W. Lewis
376	Robert E. Creighton House	549 W. Lewis
377	M. S. Thornton House	550 W. Lewis
378	Francis Kapanke House	546 W. Lewis
379	Mrs. Viola LaSalle House	542 W. Lewis
380	W. A. Eager House	538 W. Lewis
381	S. R. Ragsdale House	532 W. Lewis
382	H. H. Hill House	528 W. Lewis

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WILLO HISTORIC DISTRICT

CONTRIBUTING PROPERTIES

INV. NO.	HISTORIC NAME	ADDRESS
383	W. T. Joplin House	524 W. Lewis
384	Struther/Joplin House	516 W. Lewis
385	J. H. Strother House	510 W. Lewis
386	S. C. Sugerman House	506 W. Lewis
387	N. F. Fraser House	502 W. Lewis
388	E. M. Conner House	346 W. Lewis
389	E. M. Conner/J. L. Weaver House	342 W. Lewis
390		338 W. Lewis
391		334 W. Lewis
392		330 W. Lewis
393		326 W. Lewis
394	J. H. Wade House	322 W. Lewis
395		318 W. Lewis
396		314 W. Lewis
397	E. E. Glassner House	310 W. Lewis
398	"The Miracle Home" Demo. House	306 W. Lewis
399	W. M. Butter House	302 W. Lewis
400	Minnie E. Davis/Wright Davis House	301 W. Wilshire
401	H. U. Grimm/E. W. Dippolo House	305 W. Wilshire
402	P. A. Drury House	309 W. Wilshire
403	Wesley Meyers House	313 W. Wilshire
404		317 W. Wilshire
405		321 W. Wilshire
406	Elizabeth F. Sattler House	325 W. Wilshire
407		329 W. Wilshire
408		333 W. Wilshire
409	F. S. Rau/William Zimmerman House	337 W. Wilshire
410	William E. Willey House	341 W. Wilshire
411	Mrs. Geraldine Ellis House	345 W. Wilshire
412	D. E. Garvey House	501 W. Wilshire
413	C. H. Barnett/Rev. C.G. Sewell House	505 W. Wilshire
414	Charles M. Berge House	509 W. Wilshire
415	R. K. Wickstrum House	513 W. Wilshire
416	David Jones House	517 W. Wilshire
417	Earl Dains House	521 W. Wilshire
418	T. P. Bixby House	525 W. Wilshire
419	J. P. Whelan House	531 W. Wilshire
421	A. H. Johannes House	539 W. Wilshire
422	P. A. Sears House	543 W. Wilshire
426	Harvey Lester House	530 W. Wilshire
427		526 W. Wilshire
428	L. O. Parker House	522 W. Wilshire
429	Vernon Jones House	518 W. Wilshire

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WILLO HISTORIC DISTRICT

CONTRIBUTING PROPERTIES

INV. NO.	HISTORIC NAME	ADDRESS
430	Edward P. DeWanderlaer House	514 W. Wilshire
431	L. H. Ploussard House	510 W. Wilshire
432		506 W. Wilshire
433	William B. Hule	502 W. Wilshire
434	Grant Pester House	340 W. Wilshire
435	W. W. Creech	336 W. Wilshire
436	Lyle K. Clark	332 W. Wilshire
437		324 W. Wilshire
438		320 W. Wilshire
439	L. N. Owens House	316 W. Wilshire
440	Edwin H. Langston House	312 W. Wilshire
441	E. W. Knutzen House	306 W. Wilshire
442	Charles A. Stauffer/L.J. Colby House	304 W. Wilshire
443		302 W. Wilshire
444	E. J. Kitterman House	301 W. Virginia
445		307 W. Virginia
446	James C. Elkner Home	311 W. Virginia
447		315 W. Virginia
448		319 W. Virginia
449		323 W. Virginia
450		327 W. Virginia
451		331 W. Virginia
452		335 W. Virginia
453		339 W. Virginia
454	E. W. Johnson House	501 W. Virginia
455	Sherman A. Watt House	505 W. Virginia
456	Thornton Lee House	509 W. Virginia
457	J. A. Earlywind House	513 W. Virginia
458	W. R. Van Sant House	517 W. Virginia
459	Hugh Harvey	521 W. Virginia
460		525 W. Virginia
461	J. Lloyd Hall House	529 W. Virginia
465	J. P. Poer House	550 W. Virginia
466	Harold S. Hancock House	546 W. Virginia
467	Leroy Hall House	542 W. Virginia
468	L. L. Monsees House	536 W. Virginia
469	Rental House	532 W. Virginia
470	Dr. A. Carl Armbruster	526 W. Virginia
471	P. D. Widdman	522 W. Virginia
472	John H. Lester Spec. House	516 W. Virginia
473	John H. Lester Spec. House	512 W. Virginia
474	Heber B. McClelland House	506 W. Virginia
476	E. R. Thurmon House	350 W. Virginia

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WILLO HISTORIC DISTRICT

CONTRIBUTING PROPERTIES

INV. NO.	HISTORIC NAME	ADDRESS
478	W. L. Knoyer House	336 W. Virginia
479	H. P. Gimple House	332 W. Virginia
480	Harry H. Smith House	330 W. Virginia
499	George L. S. Harrett Duplex	101-103 W. Almeria
500		107 W. Almeria
501	H. J. Sullivan	111 W. Almeria
502	J. Albrecht House	115 W. Almeria
503	D. R. Leard House	119 W. Almeria
504		123 W. Almeria
505		127 W. Almeria
506	Mrs. Helen Holmes Duplex	131-133 W. Almeria
507		135-137 W. Almeria
508	R. J. Reynolds House	140 W. Almeria
509	Elizabeth Davis House	136 W. Almeria
510	T. G. McKesson	132 W. Almeria
511	H. S. Goldberg House	128 W. Almeria
512	E. T. Wheat House	124 W. Almeria
513	D. S. Horall House	120 W. Almeria
514	S. D. Whiting House	112 W. Almeria
515	Walter Stone House	108 W. Almeria
516	O. H. Clark House	102 W. Almeria
517	Dr. L. A. W. Burtch Duplex	101 W. Coronado
518	E. B. Peek House	107 W. Coronado
519	E. L. Burrall House	111 W. Coronado
520	B. P. Smith House	115 W. Coronado
521	Harold Peterson Spec. House	119 W. Coronado
522		123-125 W. Coronado
523	E. D. Green Duplex	127-129 W. Coronado
524	F. H. Pilcher House	131 W. Coronado
525	Methodist Church Parsonage	137 W. Coronado
527	J. E. Dickey House	140 W. Coronado
528	Andrew M. Tomlinson	136 W. Coronado
529		130 W. Coronado
530		126 W. Coronado
531		124 W. Coronado
532		120 W. Coronado
533	Captain Wilbur Crespelli House	116 W. Coronado
534	Morris Gerst House	112 W. Coronado
535	J. W. Johnson House	108 W. Coronado
536		102 W. Coronado
537	Edith Alexander House	107 W. Granada
538	W. E. Elliott House	111 W. Granada
539	Ely Sims, Jr. House	115 W. Granada

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WILLO HISTORIC DISTRICT

CONTRIBUTING PROPERTIES

INV. NO.	HISTORIC NAME	ADDRESS
540	James McKinney House	121 W. Granada
541		123 W. Granada
542	Dr. C. A. Baque/R. J. Walsh	127 W. Granada
543		131 W. Granada
544	Donald McIntyre House	135 W. Granada
545	J. Nicholson House	140 W. Granada
546		136 W. Granada
547		132 W. Granada
548	W. Freidenberg House	128 W. Granada
549	E. G. Julian House	124 W. Granada
550	H. L. Evans House	120 W. Granada
551	M. G. Pratt Duplex	114-116 W. Granada
552	F. D. Price/Ada R. Gust House	112 W. Granada
553		107 W. Palm Lane
554	C. C. Collison House	109 W. Palm Lane
555	R. J. Jones House	115 W. Palm Lane
556	R. L. Healy/O. W. Watkins House	117 W. Palm Lane
558	H.M. Frank/Francis Sorensen House	125 W. Palm Lane
559	L. A. Browning House	129 W. Palm Lane
560	Mrs. L. M. Craven House	133 W. Palm Lane
562		145 W. Palm Lane
563	Miss Fay Young House	151 W. Palm Lane
564	Mrs. J. Creighton House	150 W. Palm Lane
565		144 W. Palm Lane
566		136 W. Palm Lane
567	J. E. Busch House	130 W. Palm Lane
568	Home Builder's Duplex	126-128 W. Palm Lane
569	M. T. Nelson House	118 W. Palm Lane
570	Rental/Steven A. Kapus House	112 W. Palm Lane
571	Edna Farlton House	106 W. Palm Lane
572	Rev. T. J. Hamilton House	100 W. Palm Lane
573	Eugene McGuire House	51 W. Holly
574	Wm. Wallace/O.J. Baughn House	59 W. Holly
575	E. A. Folsom House	69 W. Holly
576	R. C. Martin/J. E. Drane House	73 W. Holly
577	T. C. Geare House	79 W. Holly
578	E. L. Reinhold/Benj. Ferguson House	85 W. Holly
579	L. P. Spalding/C. C. Miller House	89 W. Holly
580		95 W. Holly
582	Fred A. Dibble/Frank G. Cannon House	104 W. Holly
583		96 W. Holly
585	W. T. Baumstart House	86 W. Holly
586		80 W. Holly

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WILLO HISTORIC DISTRICT

CONTRIBUTING PROPERTIES

INV. NO.	HISTORIC NAME	ADDRESS
587	R. A. Robertson House	72 W. Holly
588	A. C. Redewill House	64 W. Holly
589	Walter T. Martin House	62 W. Holly
590	H. D. Patton House	54 W. Holly
591	Benjamin Owen House	48 W. Holly
593	David Rubenstein House	71 W. Cypress
594	C. A. Smith House	79 W. Cypress
595	C. G. Hoyer House	89 W. Cypress
597	E. A. Stanford House	102 W. Cypress
598	BER-EL Apartments	96 W. Cypress
600	A. C. Lockwood House	84 W. Cypress
601	William Corpstein House	78 W. Cypress
602	H. T. Judson House	72 W. Cypress
603	F. T. Vaugh House	68 W. Cypress
604	Effie Barsa House	56 W. Cypress
605	Myron C. Webb House	50 W. Cypress
607	F. L. Weatherford Spec. Duplex	29-31 W. Encanto
608	W. R. Elliott House	35 W. Encanto
609	Apartment Building	41 W. Encanto
610	R. G. Swartz House	45 W. Encanto
611	E. L. Schrader House	53 W. Encanto
612	C. C. Bly House	59 W. Encanto
613		77 W. Encanto
614	Mrs. M.B. Ware/Rob't McMurchie House	83 W. Encanto
615	A. F. Moriarity House	89 W. Encanto
616	W. L. Bainbridge House	95 W. Encanto
617	H. P. Easley Duplex	99-101 W. Encanto
618	H. P. Easley Duplex	2219-2221 N. Third Avenue
619	J. Earle Stone House	90 W. Encanto
620	Leonard H. Haley Home	84 W. Encanto
621	R. E. Franks, Jr. House	80 W. Encanto
622		74 W. Encanto
623		70 W. Encanto
624		66 W. Encanto
625	Gerald Benschain House	62 W. Encanto
626		58 W. Encanto
627		54 W. Encanto
628		50 W. Encanto
629	H. D. & Dorris S. Webb House	41 W. Vernon
630	Earl F. Parks/Dr. W.E. Miller House	45 W. Vernon
631	C. H. Johnson House	49 W. Vernon
632	C. S. Emery Duplex	55 W. Vernon
634	J. F. Lanter House	61 W. Vernon

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WILLO HISTORIC DISTRICT

CONTRIBUTING PROPERTIES

INV. NO.	HISTORIC NAME	ADDRESS
635	G. M. Farner House	65 W. Vernon
637	Pearl K. Beatty House	73 W. Vernon
638	Elias Abraham House	77 W. Vernon
639	Mrs. Freda Keller Apartments	76-78 W. Vernon
640	C. W. Coulter House	74 W. Vernon
641	Raymond Franklin Spec. House	68 W. Vernon
642	J. H. Burtein/B. R. Person House	66 W. Vernon
643	Dr. Charles Van Epps House	62 W. Vernon
645	J. P. Gibson House	54 W. Vernon
646		50 W. Vernon
647	William Shilliam/M.S. Westover House	46 W. Vernon
649	Raymond Franklin Spec. House	38 W. Vernon
650	P. W. Womack House	34 W. Vernon
651	Mrs. M. B. Shilliam House	30 W. Vernon
652	Glen H. Foster House	26 W. Vernon
653		25 W. Lewis
654		29 W. Lewis
655	Walter Miller House	33 W. Lewis
656	G. W. Adams House	39 W. Lewis
657		45 W. Lewis
658		49 W. Lewis
659	Frank Huskison House	53 W. Lewis
660	W. F. Boyer House	57 W. Lewis
661	R. R. Peterson House	61 W. Lewis
662		65 W. Lewis
663		69 W. Lewis
664	A. L. Johnson Spec. House	73 W. Lewis
666		81 W. Lewis
667		85 W. Lewis
668		89 W. Lewis
669		93 W. Lewis
670		97 W. Lewis
671		98 W. Lewis
672		96 W. Lewis
673		92 W. Lewis
675	C. W. Cambridge House	84 W. Lewis
676	H. F. Rawls House	82 W. Lewis
677	G. E. Delph House	76 W. Lewis
678		72 W. Lewis
679	J. D. Harris House	68 W. Lewis
680	W. J. Hanna House	64 W. Lewis
683		52 W. Lewis
684		48 W. Lewis

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WILLO HISTORIC DISTRICT

CONTRIBUTING PROPERTIES

INV. NO.	HISTORIC NAME	ADDRESS
685	R. F. Kilpatrick House	44 W. Lewis
686		40 W. Lewis
687	J. H. Jenkins House	36 W. Lewis
689	O. K. Thomas House	28 W. Lewis
690	T. S. Hubbell House	21 W. Wilshire
691	Anthony Abraham House	25 W. Wilshire
692	S.T. Nelson/W. Sanner House	29 W. Wilshire
693	L. T. Gibbs House	33 W. Wilshire
694	A. L. Klerner House	37 W. Wilshire
695	Raymond Franklin House	41 W. Wilshire
696	Jack Lynch House	45 W. Wilshire
697	Mrs. Minnie Sumner/S.R. Cutler House	49 W. Wilshire
698		53 W. Wilshire
699	H. L. Berk/H. B. St. Claire House	57 W. Wilshire
700	T. A. Manley House	61 W. Wilshire
701	R. R. Stull House	65 W. Wilshire
702	Dario Fraviani	69 W. Wilshire
703		73 W. Wilshire
704	Cowley, Higgins, Delph Co Spec House	77 W. Wilshire
705		78 W. Wilshire
706	J. G. Taylor House	74 W. Wilshire
707	J. C. Reed House	70 W. Wilshire
708	Albert Kohler House	66 W. Wilshire
709	R. M. Pateman House	62 W. Wilshire
710		58 W. Wilshire
711	W. H. Nelson Duplex	54-56 W. Wilshire
713	J. H. Patterson House	46 W. Wilshire
714	W. E. T. Sawyer House	42 W. Wilshire
715	A. Westerwick House	38 W. Wilshire
716	F. C. Moseley House	34 W. Wilshire
717	R. A. Shedd House	30 W. Wilshire
718		33 W. Virginia
719		37 W. Virginia
721	S. F. Laughran House	45 W. Virginia
722		49 W. Virginia
723		53 W. Virginia
724		57 W. Virginia
725	Home Finance Bldg Corp Spec House	61 W. Virginia
726	C. J. Lindrell House	65 W. Virginia
727		69 W. Virginia
730	J. A. Gin House	81 W. Virginia
731		85 W. Virginia
732		91 W. Virginia

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WILLO HISTORIC DISTRICT

CONTRIBUTING PROPERTIES

INV. NO.	HISTORIC NAME	ADDRESS
733		97 W. Virginia
734	Fairhope School	90 W. Virginia
735		51 W. Cambridge
736	F. A. Diem House	55 W. Cambridge
737		59 W. Cambridge
738	Charles Custin House	63 W. Cambridge
739		67 W. Cambridge
740		71 W. Cambridge
741		75 W. Cambridge
745		74 W. Cambridge
746		70 W. Cambridge
747		66 W. Cambridge
748		62 W. Cambridge
749	W. A. Thomas House	58 W. Cambridge
750	Hawk Huey House	54 W. Cambridge
751		50 W. Cambridge
753		42 W. Cambridge
754		40 W. Cambridge
755	"House of Romance"/P.W.Westerlund	34 W. Cambridge
757	H. C. Hatcher House	39 W. Windsor
758		45 W. Windsor
759	J. M. Robertson House	51 W. Windsor
760		57 W. Windsor
761		63 W. Windsor
762	Fred Thomas House	69 W. Windsor
763	L. W. Van Doren House	75 W. Windsor
764		77 W. Windsor
765	Clarence Stuppi House	87 W. Windsor
766		95 W. Windsor
767	C. R. Pendelton House	99 W. Windsor
768		103 W. Windsor
771		114 W. Windsor
772		102 W. Windsor
773	T. F. Penrod House	92 W. Windsor
774		88 W. Windsor
775		82 W. Windsor
778	Dr. P. R. Simmons House	62 W. Windsor
779	C. M. Paddock/L. J. Andrews House	56 W. Windsor
781	Mrs. Alta Mae Benson House	44 W. Windsor
782	M. D. Westfall House	38 W. Windsor
784		29 W. Edgemont
785		31 W. Edgemont
786		33 W. Edgemont

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WILLO HISTORIC DISTRICT

CONTRIBUTING PROPERTIES

INV. NO.	HISTORIC NAME	ADDRESS
788		41 W. Edgemont
789		45 W. Edgemont
790		49 W. Edgemont
791		53 W. Edgemont
792	R. W. Barry House	57 W. Edgemont
793		61 W. Edgemont
794		65 W. Edgemont
795	Harley Lanman House	69 W. Edgemont
796		73 W. Edgemont
797	Wendel W. Rote House	77 W. Edgemont
798		78 W. Edgemont
799	R. F. Mahan/Ernest Douglas House	74 W. Edgemont
800	R. F. Mahan Spec. House	70 W. Edgemont
802		62 W. Edgemont
804	McDaniels House	54 W. Edgemont
805		50 W. Edgemont
806		46 W. Edgemont
807		42 W. Edgemont
808		38 W. Edgemont
809		34 W. Edgemont
810		30 W. Edgemont
811		26 W. Edgemont
1057	D. W. P. Sherrill Office	150 W. McDowell Road
1065		2317 N. 7th Ave.

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Continuation SheetSection number 7 Page 7.24WILLO HISTORIC DISTRICT
NON-CONTRIBUTING PROPERTIES

INV. NO.	HISTORIC NAME	ADDRESS
13	S.R. Hodges House	333 W. Almeria Rd.
36		314 W. Almeria Rd.
66		506 W. Coronado Rd.
77		301 W. Granada Rd.
105	D.B. Bailey House	506 W. Granada Rd.
121		321 W. Palm Lane
137	J.H. Lester/Rouland Hill House	534 W. Palm Lane
146		334 W. Palm Lane
147		330 W. Palm Lane
151		312 W. Palm Lane
153		306 W. Palm Lane
154		302 W. Palm Lane
155		301 W. Holly St.
168		517 W. Holly St.
172		533 W. Holly St.
180		522 W. Holly St.
191		307 W. Monte Vista Rd.
194		325 W. Monte Vista Rd.
218		334 W. Monte Vista Rd.
226		2124 N. 3rd Ave.
237	Harry Duffy Spec. House	509 W. Cypress St.
238		513 W. Cypress St.
277		509 W. Encanto Blvd.
300		334 W. Encanto Blvd.
328	Capt. Dyekman/R.J. Gayes House	541 W. Vernon Ave.
333		538 W. Vernon Ave.
334		534 W. Vernon Ave.
420		535 W. Wilshire Dr.
475		502 W. Virginia Ave.
477		344 W. Virginia Ave.
481		320 W. Virginia Ave.
483		306 W. Virginia Ave.
484		302 W. Virginia Ave.
526		1719 N. 3rd Ave.
557	E.J. Barklay House	121 W. Palm Lane

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WILLO HISTORIC DISTRICT
NON-CONTRIBUTING PROPERTIES

INV. NO.	HISTORIC NAME	ADDRESS
561	H.A. Ashton House	137 W. Palm Lane
581		99 W. Holly St.
584	R.M. Gates House	90 W. Holly St.
596	Charles Norban House	95 W. Cypress St.
599	A.A. Ray House	90 W. Cypress St.
633	R. McClanahan/Morris House	57 W. Vernon Ave.
636		69 W. Vernon Ave.
644		58 W. Vernon Ave.
648		42 W. Vernon Ave.
665		77 W. Lewis Ave.
674		88 W. Lewis Ave.
681		60 W. Lewis Ave.
682	S.A. Kendig House	56 W. Lewis Ave.
688		32 W. Lewis Ave.
712		48 W. Wilshire Dr.
720		41 W. Virginia Ave.
728		73 W. Virginia Ave.
729		79 W. Virginia Ave.
742		79 W. Cambridge Ave.
743		83 W. Cambridge Ave.
744		78 W. Cambridge Ave.
752		48 W. Cambridge Ave.
756		30 W. Cambridge Ave.
769		107 W. Windsor Ave.
770		2231 N. 3rd Ave.
776		76 W. Windsor Ave.
777		70 W. Windsor Ave.
780		50 W. Windsor Ave.
783		26 W. Winsdor Ave.
787		37 W. Edgemont Ave.
801		66 W. Edgemont Ave.
803		58 W. Edgemont Ave.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

☐ nationally ☐ statewide ☒ locally

Applicable National Register Criteria ☒ A ☐ B ☒ C ☐ D

Criteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)

Architecture

Community Planning and Development

Politics/Government

Period of Significance

1910-1942

Significant Dates

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

N/A

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

SUMMARY

The Willo Historic District encompasses a half square mile tract in Central Phoenix that contains a number of historically related residential subdivisions developed from 1910 to 1942. Located in the path of the city's early twentieth century expansion, the district provides a good illustration of aspects of Phoenix' historic transformation from a modest size agricultural town to a major southwestern urban center. The Willo Historic District is significant under Criteria "A" as a good representation of the pattern of events that shaped the city's residential development in the twentieth century as well as the influence of political events and governmental processes on that development. The district is significant under Criteria "C" as an exemplary collection of buildings that convey the dominant residential architectural styles of the period from 1910 to 1942. The Willo Historic District is representative of three historic themes significant to Phoenix' twentieth century development. The themes are related to the trends and patterns in residential subdivision development; the influence of politics and government on housing construction and planning policy; and significant architectural trends in residential design. The district illustrates the developmental forces that characterized residential construction activity locally primarily during the period between the two World Wars. The district is representative of the important historic political trends and governmental policies and regulations that influenced the shaping of subdivisions and the design and construction of housing during the city's first major period of growth and expansion. The district illustrates the evolution of residential architectural styles and relates national, regional and local trends to the historic development of residential neighborhoods during the 1920s and 1930s. As representative of those contexts, the Willo Historic District is important in the areas of significance of Architecture, Community Planning and Development, and Politics/Government.

HISTORIC CONTEXT:

Trends and Patterns of Residential Subdivision Development in Phoenix, 1910 to 1942

The trends and patterns of residential subdivision development is an important aspect of the history of Phoenix. It is a significant context which considers the developmental

☒ See continuation sheet

9. Major Bibliographical References

- o Davis, Kenneth Sydney, FDR, The New Deal Years, 1933-1937, Random House, New York, 1979.
- o Fistere, John Cushman, "How the Government Backs the Homeowner," House and Garden, Vol. 67, pp. 45, 72, and 80, June 1935.
- o Housing Urban America, Aldine Publishing Co., Chicago, 1973.
- o Salt River Project, The Taming of the Salt, Editors of Current News, n.d.
- o Sloan, Richard E., History of Arizona: Biographical, Vol. 3, Record Publishing Co., Phoenix, Arizona, c.1930.
- o "Uncle Sam Backs Home Building," Popular Mechanics, 62:859-2, December 1934.
- o "United State of America - The New Deal," Encyclopedia Britannica, 29:256-8, 1988.

☐ See continuation sheet

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Primary location of additional data:

- ☒ State historic preservation office
- ☐ Other State agency
- ☐ Federal agency
- ☒ Local government
- ☐ University
- ☐ Other

Specify repository:

Historic Preservation Office

Phoenix Planning Department

10. Geographical Data

Acreage of property 280

UTM References

A

1	2	4	0	0	1	8	0	3	7	0	4	8	0	0
Zone		Easting				Northing								

C

1	2	3	9	9	4	7	0	3	7	0	3	2	6	0
Zone		Easting				Northing								

B

1	2	4	0	0	1	1	0	3	7	0	3	3	1	0
Zone		Easting				Northing								

D

1	2	3	9	9	4	7	0	3	7	0	4	7	8	0
Zone		Easting				Northing								

☐ See continuation sheet

Verbal Boundary Description

Refer to the boundaries of the historic district drawn on the accompanying map.

☐ See continuation sheet

Boundary Justification

The boundaries define the historic development of specific subdivisions in the Willo neighborhood and are delineated by major arterial streets that separate that distinct neighborhood from adjoining areas.

☐ See continuation sheet

11. Form Prepared By

name/title	Jim Woodward	date	October 1990
organization	Janus Associates	telephone	(602) 254-0826
street & number	602 North 7th Street	state	Arizona
city or town	Phoenix	zip code	85006

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forces that characterized residential construction activity in the city during the Post World War I boom years, the Great Depression, and the New Deal Years of the late 1930s. Economics, commerce, population growth, land ownership patterns, and marketing strategies are some of the influential factors that affected both the evolution and environmental character of Phoenix' residential subdivisions. The transition of areas surrounding the city's urban center from agricultural use to residential subdivisions during the early twentieth century is an important illustration of Phoenix' first major period of expansion and growth. That pattern of development is representative of the beginning of the city's transformation from an agricultural community to a major urban center of the southwest.

The City of Phoenix was established in 1870 as part of the initial settlement and development of the Salt River Valley. The Salt River, which transects the valley, was the source of water used to irrigate and transform the desert to agricultural use. Early irrigation efforts included the construction of a number of small canals in the vicinity of the Phoenix Townsite. The combination of available water, rich arable land, and a temperate climate was significant in the settlement of the area. The realization that the valley had the potential of producing agricultural products in commercial quantities led to increased settlement and homesteading of the area. The completion of the 44-mile long Arizona Canal in 1885 opened up an additional 100,000 acres of desert to potential agricultural development. The construction of the canal and the exhaustive promotional efforts of its builder, W.J. Murphy, contributed to the first extensive exposure of the Salt River Valley and Phoenix to the rest of the country.

Trends in the history of Phoenix from 1885 through 1942 can be divided into five periods. Each period is marked by distinct patterns in the growth and shape of the Phoenix Townsite. Also contributing to the characteristics of each period are major political events, transportation systems and networks, and the changing social composition of the inhabitants of the community.

The Boom Years (1885-1892) focused on boosterism and promotion of Phoenix and the Salt River Valley, brought about principally by the completion of the Arizona Canal and a prosperous local agricultural economy. The period is highlighted by the establishment of Phoenix as the County Seat (1879) and as the Territorial Capitol (1889); by the initial expansion of residential subdivisions outside the original townsite; by the construction of a railroad to Phoenix (1888) and the inauguration of an urban street railway system (1887); and by a flurry of municipal activity that established the first water, sewer, gas, and electric power franchises in the city.

The Years of Uncertainty (1893-1905) spanned a time at the turn of the century that was overshadowed by a down-turn of economic and agricultural trends. The period witnessed significant droughts and floods affecting the farming industry, which forced a rethinking and diversification of the community's economic base. Those events slowed population growth and building construction of the Territorial Capitol building, the expansion of governmental activities, and the passage of the National

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Reclamation Act of 1902, which marked a significant turning point in the history of Phoenix.

The Reclamation Years (1905-1918) was the pivotal period in Phoenix' history. Completion of Roosevelt Dam in 1911, statehood in 1912, and the change in municipal government from a mayor-council form to a commission system in 1913 were the significant events. The period is characterized by an expanding economy and population brought on by a stabilized agricultural industry, significant growth of residential subdivisions and increased attention to the development of city services.

The Post World War Years (1919-1930) were highlighted by growing economic trends. It is significant as the period in which Phoenix was transformed from an agricultural town to a metropolitan city and major southwestern distribution center. At the close of World War I, Phoenix endured a short-lived depression brought on in part by national economic trends and locally by a dramatic slump in cotton and other agricultural prices. When the economy began to stabilize in the early 1920s, new construction activity reached all time highs. The period is characterized by extensive subdivision expansion, construction of new commercial, institution, and public buildings, expanded city services, advancements in planning and zoning, and a sharp increase in population.

The Great Depression and New Deal Years (1931-1942) is characterized by Phoenix' participation in national economic recovery programs, and the resultant effects on the urban environment. Major events included the initiation of a zoning ordinance, development of a comprehensive parks and recreation system, substantial expansion of city services, construction of public buildings with federal assistance, new subdivision development and expanded municipal boundaries. The last few years of the 1930s and the first two years of 1940 was a period of phenomenal development and growth which produced a significant change in character of the urban environment, as well as the community's vision and perception of the city.

Subdivision History

In the Willo Historic District, a transition in land use began in 1898. During the first decade of the twentieth century, the agricultural and home-farm uses which characterized the area began to give way to suburban residential development. By 1910, four subdivisions had been platted accounting for 160 acres of the half square mile district. All of these subdivisions were laid out with large lots ranging in size from one to five acres. The intention of these subdivisions was to provide suburban home sites where limited agriculture could be included.

The most successfully developed of the suburban homesite subdivisions were those located adjacent to Central Avenue. The desirable location of the tracts, immediately north of the central business district, as well as the large size of the lots, led to their initial ownership primarily by Phoenix' upper class.

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Between January 1901 and December 1909, three 40 acre suburban subdivisions were opened for sale. They were located along the west side of Central Avenue from McDowell Road north to Virginia Street. Each of the subdivisions was laid out in a similar fashion, with eight lots of five acres each. The homesites were distinguished by their deep lots, averaging 1300 feet, and their narrow 160 foot street frontages. The early twentieth century development of those tracts was typified by large homes in richly landscaped settings. The three subdivisions were Latham's Addition (1901), fronting on Central Avenue and McDowell Road, Chalmer's Place (1909), adjacent to the north of Latham's Addition, and Bennett Subdivision (1906), north of Chalmer's Place.

A fourth 40 acre subdivision was platted as Fairview Place in 1908, and was located west of Bennett Subdivision from 3rd Avenue to 7th Avenue. With its lots fronting on 7th Avenue, the less prestigious location hindered its early development as a suburban subdivision. The tract lay vacant until the mid-1920s when it was resubdivided.

By 1915, seven of the eight lots in Latham's Addition were built upon. Each home faced Central Avenue with an average setback of 50 feet. Among the residences were those of Gordon Tweed, William G. Lentz, William G. Hartranft, N. Friedman, Walter Bennett, and Harry Tritle, all prominent Phoenix businessmen.

Bennett Subdivision and Chalmer's Addition were not as quickly developed. Between 1906 and 1915, two Central Avenue homes in Bennett Subdivision had been built. The remaining lots were purchased for speculation. From 1910 to 1915, only three homes were built along Central Avenue in Chalmer's Addition.

Beginning in 1910 the subdivision pattern along north Central Avenue began to change. Chalmer's Place, which was platted in December 1909, was resubdivided the following March and recorded as Las Palmas. The resurveyed tract included three blocks of 30 small residential lots each. The lots faced the new east-west roadways of Holly and Cypress Streets, as well as Palm Lane and Oak Street (Encanto Boulevard). In addition, six double lots faced on Central Avenue.

The resubdivision of the Chalmer's/Las Palmas tract typified a trend that would be followed in other Central Avenue homesite developments from 1910 to about 1918 and then again during the boom of the 1920s. The inefficient use of land in the path of Phoenix' urban expansion, and the promising growth of the real estate and construction industries as a result of the completion of Roosevelt Dam, were the primary reasons for the resubdivision of those tracts.

In 1915, the east 900 feet of Latham's Addition was resubdivided to include four blocks of small residential lots facing on McDowell, Almeria, Coronado, Granada, and Palm Lane. First Avenue was also extended north to Palm Lane and 21 lots were laid out facing west along that roadway. The eight suburban lots fronting on Central Avenue were reduced in depth to 400 feet and continued to be viewed as desirable residential locations. In 1920, the subdivision was re-recorded as North Chelsea.

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While the early period of development in the Willo Historic District was marked with a good degree of subdivision development, actual building activity was only modest. From the turn of the century until 1918, less than 30 residences were constructed.

In the Las Palmas Subdivision, for example, 22 houses had been constructed between 1910 and 1918. Twelve were located on Holly Street and Palm Lane, the two southmost roads in the tract. Seven other residences were built on lots facing Oak Street and Cypress. Only eleven houses dating from this initial development period remain in the subdivision. They are significant as representing the first efforts to develop urban residential subdivisions in the Willo Historic District. The houses illustrate the beginning of what would become one of Phoenix' most desirable and highly promoted middle income residential districts.

Following the U.S. involvement in the First World War, construction activity in Phoenix rose sharply. A brief post-war economic boom lasted until 1920, when the local agricultural industry was devastated by the plummeting price of cotton. Full recovery from that depression was not evident until the mid-1920s. With the exception of 1920, which was considered a banner year with \$4.5 million in construction permits, the first half of the decade saw relatively modest growth. After 1926, local growth gained momentum again.

Development in the Las Palmas Subdivision reflected the good economic climate of the post-war boom. In the three year period from 1918 through 1920, 32 additional residences were built. That spurt in home building represented a 150% increase in construction over the period from 1910 to 1918. The economic slowdown of the 1920s is also illustrated by the development trend in Las Palmas. Only 14 homes were built in the subdivision from 1920 to 1925, less than half the number of homes constructed during the post-war boom. In the first fifteen years of Las Palmas' history, slightly more than 60% of the lots had been built upon, making it the most successful of the small home subdivisions in the north Central Avenue area.

North Chelsea, located immediately south of Las Palmas, saw no residential construction until after 1920. Although platted in 1915, the area was not actively marketed until Home Builders, Inc., a local residential development company, began a systematic speculative house building campaign in 1920. Under the "Easy-to-Buy-Homes" slogan, the company built and marketed 41 houses in the tract from 1920 through 1925. As a result of that development effort, 31% of the lots in the subdivision were built upon. Most were located along Almeria and Granada Roads, and Palm Lane. By mid-decade, North Chelsea was emerging as one of Phoenix' most sought after moderate income neighborhoods.

Home Builders, Inc. was organized in February 1910 under the management of R.H. Griffin and in association with the real estate firm of Greene and Griffin. In 1922, at the time they were actively marketing North Chelsea, the twelve year old firm was the

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largest single builder of residences in Phoenix. As a subdivision developer, Home Builders, Inc. was responsible for the marketing and construction of homes on several tracts from the 1910s through the 1930s. The major subdivisions included Chelsea Place, North Chelsea Place, Ashland Place, Oakland Subdivision, and the East Alvarado Place. By 1924, they had built over 400 homes in the Phoenix area. A key to their success was an affordable time payment plan for the purchase of residential lots and the construction of homes. The concept was fairly innovative for large scale builders in the 1920s. The company received nationwide exposure for its development, construction and financing methods when a cover story about the company was published in The National Real Estate Journal in 1924. When the company was liquidated in 1939, it had become prominently identified with the growth of Phoenix with nearly 800 homes to its credit located in central and north central Phoenix subdivisions.

After World War I, attention again was directed toward additional subdivision marketing in the Phoenix area. From 1920 to about 1924, the new subdivisions that were platted were primarily speculative in nature. Home construction and home buying were curtailed city-wide, due largely to the depressed local economy. In the Willo Historic District, four new subdivisions were recorded from 1920 through 1925. All had frontages on Central Avenue.

The largest subdivision was Wellington Place, recorded in 1922. Wellington Place encompassed almost 30 acres at the southwest corner of Thomas Road and Central Avenue. One hundred fourteen lots were laid out on three long blocks separated by Edgemont, Windsor, and Cambridge Avenues. Prior to the construction boom that began in 1926 however, only five residences were built.

Three suburban home lots in the 1906 Bennett Addition were also platted during this period. West Vernon Subdivision and Wilshire Place were recorded in 1921. Each contained 38 lots that faced on two new roadways bearing the names of the subdivisions. Lewis Subdivision was a half-block development with 25 lots facing south on Lewis Street. It was recorded in November 1924.

West Vernon Subdivision illustrates the trend of subdivision speculation in the early 1920s. The tract was first opened in 1921 by J.E. Creighton and the Cashion and Luhrs partnership but remained vacant until mid-1925 when the development was purchased by Perkins and Perkins, contractors. At least four homes were built on speculation on the tract during the fall and winter of 1925.

Economic Prosperity and Residential "Boom"

Beginning in early 1926, Phoenix witnessed a period of phenomenal growth characterized by a boom in the development and construction industries that was not equaled until the late 1930s. The boom peaked in 1928 and 1929 and then collapsed in late 1931. During that period, Phoenix expanded the area within its city limits by 50%, increased its population from 29,000 to 48,000, and saw hundreds of new homes constructed.

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Activity in the development of subdivisions began to heighten in late 1924 when Phoenix area realtors began to predict that a "new era in all businesses" would occur during the coming year. Better prosperity "such as the state has never seen before" would be attributed to several reasons, according to the Arizona Board of Realtors. First, major agricultural and reclamation projects were assured construction in the immediate future. Completion of those projects would result in a general farm industry boom and a strengthening of the agricultural real estate markets. The most important was the construction of the San Carlos Dam, a project comparable in importance to the Salt River project, which would open up 100,000 acres to agricultural use. Two other agricultural projects included the early construction of the Auxiliary Eastern Canal Irrigation District to serve 40,000 acres of new farmland, and the building of Horse Mesa Dam, a project that would bring "added prosperity to every farmer and citizen in the valley."

Improved agricultural markets were also cited, including the trend of valley farmers to diversify crop production, an expanding dairy industry, and a bumper cotton crop. Increased business prospects and advertising value, was assured with the pending merger of the Southern Pacific Railroad and the El Paso and Southwestern Railroad. The merger would assure that Phoenix, within two years, would have a main line railroad.

In the fall of 1924, it was reported that a significant number of new subdivisions were being planned by civil engineers and landscape architects and that "vast areas of home locations will be provided." Also noted was the fact that a number of investors from the west coast had taken options on various properties that were planned for development. Lack of outside investment in local projects had always been a detriment to the Salt River Valley's development. The growing economic strength of the country as a whole, and particularly, the Southwest, during the late 1920s had allowed more speculative investment in the valley than ever before. The introduction of outside investors to the Phoenix real estate market became an important factor in the development of the residential subdivisions during the boom years.

By mid-1925, development activity in the valley began to show signs of a definite long term period growth. From January to August 1925, 215 homes had been built in Phoenix and the surrounding subdivisions. Small home construction was viewed as a "sure gauge of the city's future." Fifty-six new subdivisions in Phoenix and the vicinity were filed during 1925, and from mid-1926 to March 1927, an additional 36 subdivisions were platted.

At the end of 1926, the valuation for building permits was over \$2.6 million. Financing for development projects skyrocketed in 1927 with an all time high total of \$5.52 million in construction. A total of 194 homes -- more than one house a day -- had been built in Phoenix during the first six months of 1927. In 1928, the value of building permits issued within the Phoenix city limits was nearly \$6 million, and included 451 new homes and 97 commercial buildings.

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The first six months of 1930 showed no signs of a faltering economy with 177 new homes built city-wide. The collapse of the real estate and construction boom was evident, however, by the end of 1931 when the building permits dropped to only one-half of 1930.

Expansion of Phoenix' corporate city limits during the boom period was another indication of the economic prosperity. In March 1927, the city limits were extended to encompass 3,577 acres, a 40% increase over the 1920 acreage. The city annexed two subdivisions that month: Washington Park at Washington Street and 24th Avenue, and the 40 acre Palmcroft Subdivision. The city limits were extended again in May 1927 with the annexation of the West Vernon and Fairview Homes Subdivisions in the Willo Historic District.

Two of the best examples of the boom period subdivision development in central Phoenix are the North Kenilworth and Broadmoor tracts. Both were platted and put on the market in 1928, at the height of local building activity. The large subdivisions, each containing 40 acres, were laid out to the west of the earlier North Chelsea and Las Palmas neighborhoods in the Willo Historic District.

North Kenilworth was surveyed and platted in January 1928. The subdivision, located at the northeast corner of 7th Avenue and McDowell Road, was originally owned by George Hillis, who at the time, was vice-chairman of the City Planning Commission. He and W.G. Hartranft were partners in the earlier development of the Kenilworth Subdivision south of McDowell Road. The "Hillis Tract," as it was known, was purchased through local real estate developers Price and Price, by a consortium of eastern investors headed by banker J.A. Berridge. Lots were put up for sale on January 9, 1928. The subdivision included deed restrictions governing building design, construction value, and the race of the homeowners.

North Kenilworth was subdivided into eight blocks, each containing between 18 and 22 lots. It was bounded on the north by Palm Lane and on the east and west by 3rd and 7th Avenues. Fifth Avenue was extended north through the center of the subdivision. Almeria, Coronado, and Granada Roads were extended west from their locations in North Chelsea.

In 1931, four years after its opening, Price and Price advertised that only five lots of the 166 lot subdivision remained unsold. While the real estate sales were a success, actual building up of the tract was somewhat slower. With an average construction of ten houses per year, the subdivision contained 39 residences by the end of 1931. Those houses represented 25% of the subdivision's lots.

Granada Road was the most actively developed streetscape during this period, with 15 of 36 available lots built upon. Almeria, Coronado, and West Palm Lane were about evenly developed with six to eight homes constructed on each street by 1931. The first house constructed in North Kenilworth was at 101 West Cypress. It was built on speculation by David Rubenstein in February 1928. The building no longer exists.

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Broadmoor Subdivision, located to the north of North Kenilworth, was opened for the sale of lots in March 1928. Laid out along "artistic lines" by civil engineers Holmquist and Maddox, it was the first subdivision in the Willo Historic District to utilize a curvilinear street pattern. The street layout deviates only slightly from a typical rectangular block pattern, specifically at the subdivision's eastern entrance at 3rd Avenue and Holly. A small park at that location serves as a divider around which Holly and Monte Vista Roads were extended westward. Encanto Boulevard serves as the north boundary of the subdivision with Cypress Street as an additional east-west roadway. Fifth Avenue was also extended from North Kenilworth through the subdivision.

Known locally as the Chalmers-Gage property, the tract was developed by the Duffy and Payne Realty Company. The company represented a syndicated ownership that included Burke Payne, Harry Duffy, Dr. D.F. Harbridge, Frank Brophy, Edward Marshall, and Frank Schwentker. All were prominent businessmen in Phoenix. A total of 154 residential lots in the eight block subdivision were put on the market in 1928. From 1928 through 1931, building activity in Broadmoor was more successful than its neighboring subdivision to the south. By November 1928, 40 houses had been completed or were under construction. At the end of 1929, all of the lots had been sold. Development continued through 1931, and by the years end, 63 houses were located in the subdivision, which represented 40% of the available lots.

Increased subdivision development and building activity was also seen in the area to the north of the large Broadmoor and Las Palmas neighborhoods during the boom years. Two more of the original suburban lots in Bennett Subdivision were subdivided. Both were single block developments extending west from Central Avenue to 3rd Avenue. With the opening of those two tracts, the 1906 Bennett Subdivision had been entirely resubdivided by 1928. Las Verdes Subdivision was recorded in 1927, creating 17 lots along the south side of Lewis Avenue. Each measured 50 by 130 feet. West Virginia Place was a subdivision of Lot 8 of Bennett Subdivision which included 24 small home lots. Two lots faced Central Avenue and the remaining fronted on Virginia Avenue.

Both subdivisions were placed on the market during the peak years of the construction boom and building activity was fairly brisk, with nearly 50% of the lots developed. Ten of the 17 lots in Las Verdes had been built upon by the end of 1931. Within the first three years of its opening, ten homes were built in West Virginia Place.

During the same period, the three speculative subdivisions recorded in the early 1920s in Bennett Subdivision also witnessed a sharp increase in construction activity. Wilshire Place, West Vernon, and Lewis Subdivision accounted for a total of 112 residential lots. Thirty-one homes were built from 1925 through 1927. By the end of 1931, 84 lots had houses built on them. The boom years of the 1920s had resulted in development success of 70% for all of the entire resubdivisions of Bennett Subdivision. Those neighborhoods are excellent representatives of that important period of growth in Phoenix' history.

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To the west of Bennett Subdivision, portions of the 1908 Fairview Place suburban lots were subdivided. The largest was Fairview Homes, a 10 acre tract that encompassed three blocks of residential lots. The blocks extended from 3rd Avenue to 5th Avenue and fronted on Wilshire Drive, Lewis and West Vernon Avenues, and Encanto Boulevard. Recorded in January 1926, Fairview Homes was a fairly successful development in terms of home construction during the late 1920s. With a total of 72 lots in the subdivision, 37% had been built upon by 1931. Almost all of the 27 houses were constructed on Vernon Avenue, an extension of the popular West Vernon Subdivision to the east.

The Lane-Kelly Investment and Trust Company subdivided Wilshire Heights in December 1928. A resubdivision of the north one-fourth of Fairview Place, the two block subdivision stretched from 3rd Avenue to 7th Avenue from Wilshire Drive north to Virginia. Due to a lack of aggressive marketing, no homes were built on the tract prior to 1931, and development continued at a slow pace through most of the 1930s.

Francis Place was a small subdivision created during the boom years by the sheep rancher D.M. Francis who owned the suburban homesite on which the tract was laid out. Sandwiched between the Bennett Subdivision and the Wellington Place Subdivision to its north, Francis Place included fifteen 50 foot wide lots fronting south on Virginia Avenue. Recorded in February 1929, the tract lay vacant until the mid-1930s.

While not as rapidly built upon as the neighborhoods to the south of Virginia, Wellington Place is another example of the trend in suburban development during the boom years. The subdivision was the largest of the early 1920s speculative tracts, having been opened in 1922. Only five homes had been built on the subdivision's 114 lots by 1928. That year, the Lane-Kelly Trust and Investment Co. purchased all of the lots facing Windsor and Cambridge Avenues, amounting to half the subdivision land. By 1931, 20% of the lots had homes constructed on them. Half of the total of 31 houses were built along Windsor Avenue.

The New Deal and Resurgence of Construction in the 1930s

The decade of the 1930s was the most significant period of growth in Phoenix' pre-World War II history. Beginning with the Great Depression and ending with the economy-strengthening federal programs of the New Deal years, the decade witnessed a sharp rise in growth and related construction activity. The neighborhoods and subdivisions in the Willo Historic District were developed to their maturity during that period, and are good illustrations of the evolution of Phoenix' twentieth century urban residential character.

The worst years of the local economic depression, 1931 through 1935, are reflected in the virtual standstill of real estate development and construction activity in the Willo Historic District. Broadmoor and North Kenilworth are two good examples. While 40% of the lots were built on in the four years from 1928 to 1931, only ten lots, or about 6% of

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the subdivision, were developed with houses from 1931 through 1935. In North Kenilworth, only five additional homes were built during the same period. The creation of new subdivisions, or the replatting of existing tracts during the first half of the 1930s, was equally telling. From December 1929 until October 1936, no subdivisions were recorded in the area.

From 1933 through 1941, Arizona's strong Congressional delegation, led by Senator Carl Hayden, facilitated huge expenditures of public money from the New Deal federal agencies, particularly the Works Progress Administration (WPA) and the Public Works Administration (PWA). In addition to highways and bridges, the federal government sponsored construction of schools, utilities, government buildings, parks, playgrounds and recreational facilities in Phoenix. By 1935, the federal government was the largest employer in Maricopa County and by 1937, was pouring more than \$10 million annually into the local economy.

There was a positive effect of these programs on business in Phoenix as the nearly 6,000 federal employees began purchasing goods and services. The federal government also spent more than \$4 million annually during the 1930s, purchasing materials, equipment and supplies from local vendors. New Deal legislation in the fields of banking and construction eventually spurred activity in housing development, such that, by 1940 construction was moving at the "fastest pace ever, exceeding even the boom days prior to 1930." By 1941, the value of construction in the Phoenix urban area was exceeding \$4 million annually.

Development of new subdivisions reflected the valley's growing post-depression economy. Between 1936 and 1941, over 50 new subdivision plats were filed in Phoenix and the vicinity. In the Willo Historic District, four new subdivisions were placed on the market during the same period.

North Broadmoor and Broadmoor Park were two subdivisions laid out in the original Fairview Place Subdivision. North Broadmoor Park was platted in November 1938 and lots were put on the market the following March. It was developed by the O'Malley Investment Company. Twenty-one lots were included on the one-block subdivision which extended from 5th to 7th Avenue, between Encanto Boulevard and Vernon Avenue. The first house in the tract was built on speculation by the O'Malley Lumber Company in March 1939. Located at 502 West Encanto Boulevard, it was sold to Kaufman Mandell (#296) the following July. Four other houses were built on Encanto Boulevard by the end of 1941, including one for James C. O'Malley (#293), sales manager for the O'Malley Lumber Company. Eight houses were built along West Vernon Avenue, bringing to 13 the number of homes constructed in the subdivision in its first three years of development.

Broadmoor Park was the largest of the new subdivisions laid out in the Willo Historic District during the late 1930s. The 45 lot tract was designed by the William H. Becker Engineering Company. It encompassed ten acres between 5th and 7th Avenues from West Vernon Avenue north to Wilshire Drive. The subdivision design concept included

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the westward extension of Lewis Avenue which terminated in a cul-de-sac highlighted by a small, landscaped park. Eight lots focused on the cul-de-sac and the remaining lots fronted the east-west roadways.

The success of the subdivision's development is an excellent example of the growth of the center city during the New Deal construction boom. The tract was opened to the public by the Higgins and Delph Investment Company in June 1939. By August 1941, all of the lots had been sold. Thirty-nine houses had been built, two were under construction and two more were being designed. Completely developed within two and a half years, Broadmoor Park was hailed as "an illustration of the rapid growth of Phoenix." It remains as the best preserved representative of comprehensive subdivision development in the Willo Historic District dating from the late 1930s.

Two other subdivisions developed in the area of Virginia and 7th Avenues also experienced rapid growth during this period. Wilshire Heights and Loma Vista were both two-block subdivisions laid out between 3rd and 7th Avenues. Located on the south side of Virginia Avenue, Wilshire Heights was originally platted in 1928 but was not marketed until January 1939. Loma Vista faced the north side of Virginia Avenue and was opened in January 1941.

The principal developer for both tracts was John H. Lester, one of the most prolific local builders during the 1930s and 1940s. John Harris Lester came to Phoenix in 1919. He obtained his real estate license in 1930 and in the early 1930s, he sold homes that were built by the P.W. Womack Construction Company. Lester obtained a contractor's license in the mid-1930s and began building homes, doing business as the John H. Lester Construction Company. The company built whole blocks of homes on Cambridge, Virginia, and Wilshire Avenues, as well as what the company built in the Encanto and Palmcroft areas. The firm was one of the first to build Federal Housing Administration (FHA) approved houses in Phoenix. In 1939, the superintendent of construction was Lester's son, Harvey, who later became his partner. Turning the company over to his son in the late 1950s, the senior Lester returned to P.W. Womack as a real estate broker. He retired at the age of 80.

Construction activity in Wilshire Heights from early 1939 to 1940 averaged two houses per month. Within the first five months of development, 15 homes were built. After the first year, 25 homes existed in the 36 lot subdivision. By August 1940, the tract was 100% completed.

In January 1941, Lester turned his attention to Loma Vista. In the first year of development, 15 of the 42 lots had homes built on them. All were located along Virginia Avenue. No lots were developed facing Cambridge Avenue until after World War II. John Lester (#425), and his son Harvey Lester (#426), both had their homes constructed in the Loma Vista Subdivision.

Aside from the development of new subdivisions during the late 1930s, the number of new homes constructed on vacant lots in earlier subdivisions is a telling indication of the scope of the post-depression boom. Within the Willo Historic District, 53% of the

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existing pre-1942 residences were built between 1934 and 1941. Several of the older subdivisions on the west side of Central Avenue are good examples of this city-wide trend. All but 28 of the 154 lots in Broadmoor were built on by 1941. North Kenilworth had only 46 of its 162 lots vacant by the early 1940s. In both areas combined, only 20% of the property was undeveloped by the time the U.S. entered World War II. Fifty-eight percent of those houses were built after 1932.

The number of homes built in Wellington Place jumped from 32 built before 1932 to 82 at the end of 1941. Fairview Homes had 42 homes built within its boundaries in the 1930s, compared to only 27 built during the previous decade. Sixty percent of the homes in both subdivisions are the result of the post-depression construction boom of the late 1930s.

HISTORIC CONTEXT:

The Influence of National, State, and Local Planning and Housing Policy on Residential Development in Phoenix, 1910 to 1942

The influence of public planning and housing policy on the shaping of subdivisions and the design and construction of houses is a significant aspect of early twentieth century local history. The pattern of events and activities at the national, state and local level that effected Phoenix' residential development during that time included the City Planning Movement, the nationwide promotion of zoning regulations, the establishment of Arizona's first zoning enabling legislation, the local promotion of comprehensive planning and the resultant Phoenix General Plan, and the creation of Phoenix' first planning and zoning commission. Influential to the creation of national public housing policy were organizations like Better Homes in America, the National Real Estate Board and the President's Commission on Home Ownership. The nation's first federal policy dealing with housing standards and home ownership was the result of the New Deal economic recovery programs, specifically, the Federal Housing Administration (FHA) and the Home Owner's Loan Corporation. The array of public policies and programs that emerged during the 1920s and 1930s were significant to the shaping of Phoenix' urban and suburban character.

The idea that orderly development of urban areas was critical to the economic stability and future success of America's cities became an important issue beginning in the second decade of the twentieth century. The importance of regulating growth was especially visible in the southwestern United States, where an expanding population had produced a major real estate boom and subsequent phenomenal growth in suburban residential areas. By 1915, the need for governmental policies and programs to "control the methodical growth of cities along healthy, economical and artistic lines" was urged by civic leaders and businessmen throughout the country.

The movement to establish land use zoning as an effective means to control orderly growth began in the industrialized cities of the east and midwest. The push for planning and zoning policies grew principally from the need to protect the health and

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welfare of the public. For those cities, zoning was a "necessary act of salvation" intended to address existing conditions, such as overcrowding, congestion, and indiscriminate building that resulted in inappropriate mixes of residential, commercial and industrial uses. As such, zoning regulation was needed "for the purpose of promoting health, safety, morals, or the general welfare of the community."

While those issues were important to the expanding cities of the Southwest, the additional consequence that zoning "tends to stabilize real estate values, promote orderly building and enhance beauty" was even more important. Because regulating land use was an effective means of stabilizing and enhancing property values, the real estate industry became one of the most vocal proponents of zoning policy. By the mid-1920s, the National Association of Real Estate Boards was "taking an active part in the framing of zoning and planning laws to conserve the real estate values of their communities."

The advent of zoning regulation was clearly a boom to the real estate industry in the western United States. Subdivision developers and other real estate interests had been concerned about unabated and inappropriate land use and its effects on the value of property they promoted or controlled for several decades. Prior to zoning laws, the only direct means the industry had to regulate use was in the form of deed restrictions, particularly for residential property. Such restrictions provided some assurance to prospective buyers that their property would not be adversely affected by inappropriate development, at least within their own neighborhood. Typical residential deed restrictions dealt with a minimum construction value for the home, building setbacks, height, number of dwelling units per lot, and the race of the property owner. Unfortunately, subdivision developers had little control over adjacent development restrictions or existing developments that had no stringent deed restrictions. The uniformity in land use that zoning ordinances provided, and the fact that they were regulated by a municipality and not a private developer, led the way to a greater confidence by the real estate industry in the marketability of subdivisions and, thus, an increase in development activity.

The successful results of the zoning and planning movement nationwide can be seen in the rapid increase in local zoning ordinances during the 1920s. The first zoning ordinance was adopted by New York City in 1920. In 1921, 48 cities -- representing a population of 11 million -- had zoning ordinances in place. By the end of 1924, 320 cities had adopted zoning ordinances. The total population of those cities was 24 million. Zoning became popular for the small to mid-size city (many of them suburbs of metropolitan areas) beginning in 1925. Of the 287 cities in the U.S., with a population between 25,000 and 100,000, half had zoning ordinances by the end of 1926. By June 1930, it was reported that "500 progressive cities in the country...have made provision for effective zoning as a result of the nationwide movement."

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In Phoenix, the first policies and programs in the area of city planning and its "newest science, city zoning," began in 1920. That year the City Commissioners retained the Chicago firm Bennett and Parsons to prepare a city plan and make recommendations for land use, roadways and park sites.

The plan, prepared by city planner, H.T. Frost, was exemplary of the City Beautiful Movement of that period. The "City of Beauty Plan" for Phoenix included broad avenues east and west just north of Van Buren, plazas which were the focus of new civic centers, locations for large Neo-Classical Revival business blocks, segregation of traffic, and park belts along the Grand Canal. Although the plan was adopted, it was never fully realized. It did, however, bring city fathers and Phoenix citizens in touch with modern planning concepts that dealt with the automobile and orderly growth through zoning.

The major impact of Phoenix' initial plan on its future was the recommendation that a "city planning commission" can be created. In 1921, the City Commissioners appointed a City Planning Commission. The Commission was made up of 100 citizens who then elected a six member executive committee whose terms ran for two years. The Phoenix Planning Commission was charged with formulating a workable general plan for the city's orderly growth, and was responsible for reviewing and approving new subdivision plats within the city limits. Because zoning was "the cornerstone for effective city planning," the Commission also began investigating land use regulation through the use of police power.

The Commission's efforts to create and adopt a zoning ordinance began in earnest in 1925, when the state legislature passed Arizona's first Zoning Enabling Act. The Act was amended twice between 1925 and 1927 to bring it into conformity with the standard enabling act recommended by the U.S. Department of Commerce, one that had been upheld by the U.S. Supreme Court and that was the framework for zoning enabling legislation in 22 other states.

Spearheading the movement for a local zoning ordinance was William G. Hartranft, Chairman of the Phoenix Planning Commission, and an avid supporter of progressive city development. A retired cement products manufacturer, Hartranft was one of the promoters of the Kenilworth and Palmcroft residential subdivisions and resided for some twenty years in the North Chelsea Place subdivision on Central Avenue. Referred to as the "father of Phoenix parks development," he was largely responsible for the major city parks expansion program of the 1930s, and served as Chairman of the Phoenix Parks and Recreation Commission. Hartranft served as Chairman of the Phoenix Planning Commission from 1921 to 1941 and provided the guidance and continuity necessary for the success of the city's early planning and zoning efforts.

In the fall and winter of 1926, Hartranft authored a series of weekly articles published in the Arizona Republican on the subject of zoning. The idea was to help promote the concept of zoning in Phoenix as good for the betterment of the entire community. His

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articles covered the broad issues of zoning as they related to Phoenix, citing the city's rapid growth as one of the most pressing arguments for the need of zoning. He noted that Phoenix was growing at a rate that would double its population in five to seven years and lamented that "few cities the size of Phoenix remain unzoned."

More importantly, Hartranft appealed to the real estate interests, focusing particularly on the benefits that zoning would have on property values and the marketability of real estate. He argued that zoning laws were necessary if Phoenix were to compete with the west coast cities. He noted that at the end of 1926, there were 47 cities in California that had enacted zoning ordinances and by comparison, "there is only one town zoned in Arizona -- Chandler." Phoenix was competing with California for the "same class of citizens as settlers, and must zone in order to get them." Unlike Arizona, California was "quick to recognize the value of zoning as a drawing card for east coast investors and settlers" who desired beautiful surroundings and orderly growth to protect their investments. "California is many laps ahead," he argued. "Until we zone, we are heavily handicapped."

The Phoenix Planning Commission began formulating a specific General Plan and zoning ordinance in early 1928. Assisted by San Francisco-based planning consultant Stephen Child, the Commission developed the city's first zoning ordinance and detailed zoning map by early 1930. The "zoning program" received the endorsement of the citizens of Phoenix after a lengthy public debate and was adopted by the City Commissioners on June 25, 1930.

The original zoning plan called for the land within the city limits to be divided into four principal kinds of districts based on use. Sixty-two percent of the city's area was designated for residential use. Twenty-six percent was set aside for commercial use including the downtown district and neighborhood commercial areas. Ten percent of the city's area was zoned for light industrial use and two percent was designated for heavy industrial and manufacturing use.

When the zoning ordinance was adopted, almost all of the Willo Historic District was included within the city limits. The city's northern boundary extended from 7th Avenue and Encanto Boulevard, east to 5th Avenue, then north to Wilshire and north again at 3rd Avenue to Virginia. East of Central, the city limits jogged south to Lewis and 3rd Avenues, and south again along 3rd Avenue to Oak Street.

With the exception of a few corner lots zoned neighborhood commercial at major street intersections, all of the Willo Historic District was designated for residential use. As such, the area is a good illustration of the effects of the original zoning ordinance on the development of central Phoenix neighborhoods. The area also represents the changing pattern of land use characteristics of the decade of the 1930s, which was reflected by the amended zoning plan of 1941.

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The bulk of the subdivisions in the area were zoned for single-family use. Lots facing the major thoroughfares of Central Avenue and McDowell Road were designated as "general residence apartment house districts." That designation also extended along the east side of 1st Avenue from McDowell Road to Palm Lane. Zoning for two-family residences, or "Residence B District," was established in the West Vernon and Las Palmas Subdivisions on three to five lots per street that abutted the west boundary of the Central Avenue apartment zone.

In the latter half of the 1930s, development activity in Phoenix increased with the surging local and national economy. The Willo Historic District, with most subdivisions dating to the 1920s, was a prime location for "infill" development during that period. That second phase of development brought with it a changing demand in housing markets which included increased residential densities in the central Phoenix areas, as well as the need for increased neighborhood commercial uses along major roadways. Both of these factors were not anticipated in the original 1930 zoning plan.

In addition, the city's boundaries had been expanded in the intervening years, requiring zoning of those previously unincorporated areas. The city's northern boundary had been extended north to Thomas Road from roughly 15th Avenue east to 7th Street. By 1941, all of the Willo Historic District was included within the city's corporate limits.

The first amendment to the zoning map, which was adopted on March 1, 1941, reflected those changes in the central city development pattern. Zoning for the newly incorporated areas north of Virginia Avenue in the Willo Historic District followed a pattern basically similar to the earlier established uses. The major difference was the expansion of commercial and apartment zoning along major thoroughfares.

Amended zoning for the Willo Historic District south of Virginia Avenue reflected increased encroachment of multiple family zoning west from Central Avenue into the subdivisions. It also dealt with the expansion of commercial zoning for neighborhoods along Central Avenue. Lots on the east side of 1st Avenue north of McDowell Road were reclassified from two-family use to apartments.

A sole intrusion into the exclusively residential areas west of 3rd Avenue was the re-designation of the northeast and southeast corners of Encanto Boulevard and 7th Avenue from single-family use to commercial. Both corners, however, were eventually developed as two-family houses, thus preserving the residential character of 7th Avenue from McDowell Road to Thomas Road.

Between 1930 and 1941, development in the Willo Historic District conformed largely to the adopted zoning plan. While much of that was due to the precedent established by earlier residential development, the zoning ordinance provided the opportunity for different types of uses to be in the area. Most of that development occurred in the higher density zones along the major roadways.

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Apartment building construction provides one good illustration of how the zoning plan guided the development and evolving character of central Phoenix. Fifteen apartment buildings had been built in the area prior to 1941. Only five of those were constructed before the zoning plan was adopted in 1930. Of those five, three were built in areas that the zoning plan would eventually designate for single-family use. The Alberta Apartments (#206) at 541 West Monte Vista, the Ber-El Apartments (#598) at 96 West Cypress, and the four-unit apartment building (#609) at 41 West Encanto Boulevard, were all built in 1929, just prior to the adoption of the zoning ordinance. They represent the types of non-conforming uses that the idea of local zoning sought to control.

Eight post-1930 apartment buildings were all built on lots zoned for such uses. Five were built along the north side of McDowell Road between 7th Street and 7th Avenue, two were located on Central Avenue, and one on North 7th Street. Only four remain and they provide a good illustration of how the zoning plan influenced local development.

The earliest example is the El Conquistador Apartments (#5), completed in November 1931, and located at 330 West McDowell Road. It is a two-story, nine-unit building. The Leetham apartment building (#5A) was built in 1936 and is also a two-story building. It is located east of El Conquistador at 314 West McDowell Road. Another apartment building (#497), constructed in 1941, is an eight-unit two-story structure located at 120 West McDowell Road. Only one post-1930 apartment building was built in an area not conforming to the zoning plan. It was a two-story building housing four apartments at 547 West Cypress Street (#245), at the southeast corner of 7th Avenue.

Although Central Avenue was zoned for apartments, only one building was constructed for that purpose, and one other house was remodeled for multiple-family use. El Encanto Apartments (#1056) was built in 1939 at 2214 North Central Avenue. The 21-unit, two-story complex is important as the first apartment building constructed on Central Avenue in response to the original 1930 zoning ordinance.

While there are fewer remaining examples, commercial properties also represent the development of the Willo Historic District in relationship to the Phoenix Zoning Plan.

No businesses were located in the area prior to 1922. As development increased during the boom years of the 1920s, neighborhood oriented businesses began to infiltrate the exclusively residential subdivisions of the Willo area. The first commercial venture was a small grocery store opened in a converted residence in 1922. It was located at 2022 North 7th Street (#974), one-half block north of McDowell Road.

Between 1922 and 1930, several more businesses were established in the Willo area, all of them located on the major thoroughfares of McDowell Road, 7th Street or Central Avenue. Four were gasoline stations, three were neighborhood grocery stores,

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and one was a funeral parlor. Two of those buildings still remain in the Willo Historic District, representing the earliest trend toward providing the growing north central neighborhoods with convenient commercial service. They are the Hurley Building (#1, NR) at 540-550 West McDowell Road, and the A.T. Helm Building (#4) at 336 West McDowell Road.

The Hurley Building is the first multiple-tenant commercial building constructed in the area. Built in 1929 on the northeast corner of McDowell Road and 7th Avenue, it is representative of typical neighborhood commercial development envisioned by the early zoning ordinance. The development included on-site parking in front of the building, which housed a grocery store, a drug store, a barber shop, and two other stores.

After the enactment of the zoning ordinance, additional commercial enterprises flourished, many along Central Avenue. Between 1930 and 1941, nine additional businesses were located on Central Avenue.

The only additional commercial building located on McDowell Road constructed after 1930 is the Sherrill Building (#1057) at 305 West McDowell Road. Built in 1940 for Dr. W.P. Sherrill, it represents the early expansion of professional service offices in areas outside the central business district. As an office building, it is pre-dated only by the Grunow Memorial Clinic (c.1930) located on East McDowell Road at 10th Street.

Effect of Federal Policies on Homeownership

Other movements that were aimed toward influencing some national or local policy regarding the improvement of housing, suburban planning and the ideal of home ownership flourished during the 1920s. While no full blown national housing policy was established during this period, developers, builders, architects and other groups in the construction and real estate industries made substantial contributions toward laying the groundwork for long-range federal housing policy. Many of the programs undertaken, primarily in the promotional or educational vein, resulted in the maturation of what would become established practices for the home-building industry beginning in the 1930s and continuing to today.

Clearly, the first step toward increased marketing in the residential construction industry was increased "education" of the general public about home ownership. Efforts by developers and realtors to increase home buying nationwide came to a peak in the mid-1920s simultaneously with the national economic boom.

The need for improvements in the standards of residential construction had been a major concern for large eastern and midwestern urban centers that were burdened with a poorly built and decaying nineteenth century housing stock. But modern construction techniques that produced well built houses also became a major selling point of developers to prospective home buyers seeking a sound investment. The National Association of Real Estate Boards, along with local member real estate boards throughout

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the country, began a well orchestrated effort to encourage home ownership in the mid-1920s. In cooperation with the American Construction Council, plans were formulated to erect "model homes" in several cities in the country to educate the public "in the value of good construction."

During 1926, more than 50 local real estate boards participated to some degree in this home ownership campaign. Most boards sponsored "home shows" and home ownership expositions, featuring permanent model homes, home industry exhibits, and films dealing with the advantages of home ownership.

An organization geared more toward the idea of influencing some national policy regarding housing issues was the Better Homes in America movement. Founded in 1922 by Mrs. William Brown Meloney, Better Homes in America was principally a national educational movement that emphasized the relationship between good homes and living conditions, and family values. Their purpose was to encourage the construction of sound, attractive, and economical single-family homes, and to boost home ownership, particularly for families of modest means. The movement linked the importance of wholesome home life, family cultural activities, and "character building in the home" to the need for better solutions to the housing problem in general.

Some of the nation's leading figures in politics and business were associated with the organization. The Chairman of the Advisory Council was President Coolidge, and Herbert Hoover, then Secretary of Commerce, was president of the organization. Other Advisory Council members included Secretary of the Interior, Dr. Hubert Work, and Secretary of Labor, James John Davis.

Private sector membership included several key housing industry specialists such as Donn Barber, F.A.I.A., Edwin H. Brown, secretary of the Architect's Small House Service Bureau, and Dr. John M. Gries, chief of the Division of Building and Housing of the U.S. Department of Commerce.

To carry out their purposes, the organization sponsored annual Better Homes campaigns directed toward educating local communities in aspects of better housing standards and better home life. In 1925, 2,000 cities took part in the Better Homes Campaign. The campaigns focused on establishing a "Better Home Week" with "better home" demonstrations, and related educational activities. The success of the movement was its widespread education of the public at the local level in the areas of modern home construction, home furnishing, labor saving household devices, and the advantages of home ownership for families of modest incomes. The movement also demonstrated the value of utilizing model homes as an educational as well as marketing tool.

Phoenix' first "model home" was constructed in the fall of 1924 as a direct result of these national movements. The concept of a model, or demonstration home, was noted in local accounts as being "widely known in the west as a means of educating the public to more efficient and economical equipment and appointment of homes." Unlike the fair common builder's speculative houses that would be open for inspection to

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prospective home buyers once completed, the model home was almost purely demonstrative in concept. It was fully furnished and appointed with the latest modern devices for homemaking and convenient living. Business representatives were on hand during the open house to demonstrate the products, all of which could be purchased locally.

The Phoenix model home was built east of the Willo Historic District at 2405 North Central Avenue. While the building no longer exists, it marked the beginning of an important trend in the housing industry. The use of model homes as a means of marketing in the real estate industry would grow in popularity in the 1920s and become a common practice by the late 1940s.

Two other residences in the Willo area illustrate the local emergence of the model home concept. Both are located in the Willo Historic District.

The "Spanish Rancho Home" was the first house constructed in the Broadmoor Subdivision. Located at 309 West Monte Vista (#192), it was built by Laing and Heenan for the Duffy and Paine Realty Company, developers of the tract. The house received wide publicity during construction and at the time of its opening. The interior was decorated and entirely furnished by Barrows Furniture Company, in a style complimentary to the Spanish Mission architecture. The latest electrical, plumbing, and heating systems were installed and brought to the attention of the visiting public. Built on speculation, the developers noted that once the house had "fulfilled its objective as an exhibition house, we are offering it for sale."

The second example of the model home idea is the "House of Charm" (#94), located at 533 West Coronado Road. Built in late 1937, the model home exemplified the concept of demonstrating not only modern and up to date furnishings, fixtures, and equipment, but also architectural style and construction technology. It was designed and built by Paul M. Burroway in the Modernistic Style, unique for its location in a subdivision dominated by Period Revival residences. The house was built of frame and stucco with rock wool insulation, steel sash windows, concrete floors, composition roof and glass block detailing at the entryway. Also completely furnished by Barrows Furniture Company, local advertisements invited the public to "see the latest innovations in house building and furnishings."

The federal government did not actively involve itself in housing policy until the 1920s, primarily as the result of an acute housing shortage following World War I. A select committee of the U.S. Senate was appointed in 1920 to investigate and make recommendations necessary "to stimulate and foster the development of construction work in all its forms." The Committee's recommendations steered away from any direct federal government involvement in housing, and advised that solutions to the housing shortage should come through private business. As a result of the study, however, the first federal agency dealing with the broad issue of housing, the Division of Building and Housing, was established in the Department of Commerce.

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As the 1920s progressed and the immediacy of the housing shortage was addressed (largely by state initiative), the need for some long-term federal housing policy grew increasingly important. In 1931, a national conference was held dealing with all of the most pressing aspects of the national housing problem. "The President's Conference on Home Building and Home Ownership" set the framework for many of the housing policies that were to evolve during the Great Depression.

A key theme of the conference and the resultant recommendations of its various committees was that the ideal of individual home ownership should be a major goal of the country. In his statement at the opening meeting, President Hoover remarked that "the sentiment for home ownership is so embedded in the American heart that millions of people who dwell in tenements, apartments and rented rows of solid brick have the aspiration for wider opportunity in ownership of their own homes."

Some of the recommendations to come from the Home Building Conference, which later would influence federal housing policy, included the replacement of the short-term by the long-term amortized mortgage; assisting private enterprise with government aid in solving low-income family housing problems in blighted areas; and reduction in house building costs through encouraging large-scale residential development.

The National Housing Act and FHA

The housing policies and programs of the federal government in the 1930s were clearly the most influential factors affecting residential development in Phoenix and across the nation during the Great Depression. The New Deal years of the Roosevelt Administration marked the beginning of the federal government's full-fledged participation in the provision and improvement of housing nationwide. The federal housing policies that evolved during the depression years were based on three major principles: First, a recognition that housing was a problem of national concern; Second, an acceptance of the ideal of individual home ownership as a major goal of federal housing policy; Third, an emphasis upon mortgage finance terms and mortgage institutions as principal avenues to wide achievement of home ownership.

The vehicle for accomplishing most of those goals was the National Housing Act of 1934. Perhaps one of the most important pieces of legislation to emerge from Roosevelt's first 100 days, the National Housing Act resulted in the tremendous surge in housing market which characterized the economic recovery of the last half of the 1930s.

The purpose of the National Housing Act was to "improve nationwide housing standards, provide employment and stimulate industry, improve conditions with respect to home mortgage financing, and to realize a greater degree of stability in residential construction." The Act created the Federal Housing Administration (FHA) which was designed to stimulate new construction through increased mortgage lending by private institutions. To accomplish this, the FHA insured private lenders against loss on new mortgage loans, thus making lending relatively risk free. In return, the FHA required

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that housing built with insured loans meet certain design and construction standards, and that the borrower be allowed to repay the loan over a long period with fixed, affordable monthly payments.

Those two primary elements of the FHA program -- better construction standards and simpler financing -- were the factors that led to the sharply increased volume of housing related business from 1935 through 1941. In 1934, there were only 62,000 new house construction starts nationwide, compared with 347,000 during 1938. By the end of 1940, 8,329 lending institutions across the nation were holding FHA insured mortgages. That year the federal government reported about 500 new house construction starts daily under FHA financing. At the outbreak of World War II, almost \$4 billion in home and property improvement financing had been underwritten by the FHA, representing 500,000 new homes.

Building activity in Phoenix during that same period followed a pattern similar to the nationwide trend. During the first half of 1934, probably the lowest period in the local economic depression, building permits issued were valued at only \$53,000. For the same period in 1936, Phoenix area building permits totalled \$469,000. Of the total number of homes built in Phoenix by June 1936, 67% were financed by FHA mortgages. From January 1935, when the FHA program was initiated in Arizona, up to the end of 1939, the FHA had accepted 2,100 new construction mortgages statewide with a total value of \$8.3 million.

The impressive statistics, according to Arizona FHA Director Thomas J. Elliott, reflected "a return to prosperity under the stimulus of the FHA's better housing program."

The influence of the FHA program on the depression-era growth of the housing industry in Phoenix is well illustrated by the historic resources of the Willo Historic District. Slightly more than half of the historic residential buildings were constructed between 1935 and 1941. An estimated 70% of those houses were built using FHA insured mortgage financing. They represent some of the earliest local examples of the implementation of the FHA program. They also illustrate how the initial housing policies of the federal government led to sweeping changes in house design, construction standards, subdivision planning and the overall character of Phoenix' twentieth century urban environment.

Several key historic properties in the Willo Historic District illustrate the early FHA construction lending program in Phoenix. The house at 322 West Holly Street (#188) is significant for being the first house built in Phoenix with an FHA-insured loan. The house was designed by Orville A. Bell, whose application for the loan was accepted by the FHA on January 7, 1935.

In an effort to boost the public's awareness of FHA mortgage financing and to show future homeowners the advantages of the program, the FHA, local lending institutions, and building contractors sponsored the construction of three "demonstration houses" in central Phoenix neighborhoods. The houses, built in the summer and fall of 1936, were

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constructed for private owners but opened for public inspection to demonstrate the "ultra modern dwellings achieved through FHA financing." Each home was built in a different price category to show the range of design standards and financing possibilities. The smallest cost less than \$4,000, the mid-size house in the \$5,000-\$6,000 range, and the largest in the \$7,500-\$10,000 range.

All of the houses were designed by Lescher and Mahoney, architects. Leslie J. Mahoney was identified at the time as the statewide FHA supervising architect. Two of the demonstration houses were built in the Willo Historic District. The third was built in the Palmdcroft Subdivision.

The P.W. Westerlund House (#755), designated the "House of Romance," was the first of the three demonstration houses built. FHA financing was handled by the Valley National Bank, and it was built by local contractor B.T. Berry. It was completed on August 30, 1936 and represented the least expensive of the model homes. Located at 34 West Cambridge Avenue in the Wellington Place Subdivision, it is a wood frame and stucco "Monterey Style" house. Economy of construction and convenience were described as the main features of the house which "turns it back to the street" in order to take advantage of the rear yard as the "living quarters."

The second demonstration house completed was that of J.F. Quinn at 1838 Palmdcroft. Completed on October 4, 1936, it represented the highest price category and was designed as a "Monterey type home," and was called the "Home of Comfort."

The last of the three demonstration houses was opened to the public on October 18, 1936. Located at 317 West Palm Lane, it was built for George H. Groh (#120), and was designated as the "Home of Happiness." Clinton Campbell built the house, and it was financed by First Federal Savings and Loan Association. Its architectural treatment was described as being "patterned after the early California Monterey type house."

At the same time the FHA demonstration houses were being promoted, the Arizona State Fireman's Association sponsored the construction of another demonstration house. Named the "Miracle Home," it was intended "to demonstrate the latest methods of fireproof construction," and had the endorsement of the FHA. Located at 306 West Lewis Avenue (#398), the Modernistic Style house featured such fireproof construction materials as adobe walls, cement floors, steel sash windows, and asbestos roofing. An "all glass curved dining room" wing faces south and was intended to take advantage of passive solar heating in the winter. The house was completed in August 1936.

Another significant illustration of the influence of the FHA on local construction activity is the El Encanto Apartments (#1057), located at Central Avenue and Encanto Boulevard. The \$115,000, 21-unit apartment building was the first FHA approved multiple housing construction project in Arizona. Begun in November 1938, the building was completed in March 1939. It was designed by Orville A. Bell, Phoenix architect, who was also part owner in the project. The contractor was the William Pepper Construction

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Company. As the first multiple housing project approved under Section 201 of the National Housing Act, it set the example for other local FHA financed apartment house projects in Phoenix.

The Influence of FHA on Large-Scale Subdivisions

The resurgence of new subdivision development in the Phoenix area during the late 1930s was also the direct result of the FHA program. Although inspired by the readily available insured mortgages for individual home buyers, the resurgence was also aided by two broad concepts in residential development that were promoted by the Federal Housing Administration. The first dealt with large scale house building operations in an effort to boost the economy, reduce construction costs, and rapidly increase the housing stock. The second involved promoting uniformity in neighborhood design and residential styles with the view that such uniformity would stabilize real estate values in the future. Both concepts were dramatic departures from the manner in which subdivisions were developed in Phoenix during the boom years of the 1920s. They also had a significant effect on the character of new residential areas and set the precedent for how subdivisions would be designed, marketed and built for the next four decades.

This nationwide trend in subdivision planning and marketing strategy began to evolve in 1937. Large-scale residential construction encouraged by the FHA created a sharp increase in new housing stock toward the end of the decade, with the phenomenal post-war construction boom representing the mature development of the concept. One of the most important changes resulting from the mass housing idea, however, was the shift in the responsibility of subdivision development away from real estate companies and toward building contractors.

Armed with a portfolio of house designs already approved for FHA insured mortgage financing, and with the resources to secure interim financing for real estate acquisition and construction, home builders were in good position to perform all of the necessary tasks of developing subdivisions. Assisted by highly visible promotional and advertising campaigns sponsored by both the private lending institutions and the FHA, contractors built a significant number of homes on speculation in subdivisions they either owned or had a financial interest in. By the outbreak of World War II, this method of home-building had emerged as an accepted standard.

The other concept promoted by the FHA went hand in hand with large-scale home building. The idea that streetscapes should present an appearance of uniformity and sense of continuity in design related directly to the ability to successfully market new subdivisions and to protect real estate values in the long-term. Federal housing administrators argued that "a developer's success in the long run must depend upon the character of the neighborhood he creates..." and that the successful developer "...is more than a subdivider of land; he is a builder of communities." The FHA had also prepared a number of publications aimed at home designers, builders and developers which explained the basic principals they promoted. "Planning Neighborhoods for Small Houses"

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and "Principals of Planning Small Homes" were two publications issued as technical bulletins by the FHA in 1936.

The development pattern in Phoenix from 1938 through 1941 reflected the nationwide movement toward mass housing developments and continuity in planning and design of subdivisions. From 1937 to 1939 (which was the decade's record breaking year in terms of local construction activity) over 20 new subdivisions were planned and opened within or adjacent to the city limits. The first large-scale subdivision in Phoenix constructed as a single unit was Womack Heights, developed by building contractor Porter W. Womack. Located to the east of the Willo Historic District at 16th Street and Thomas Road, the subdivision contained 52 FHA approved houses, all constructed on speculation between July 1939 and February 1940. By July 1941, all of the homes had been sold.

Within the Willo Historic District eight new subdivisions were platted and marketed from 1937 to 1941. All but two were developed by building contractors. The most illustrative of the large-scale house building concept is Wilshire Heights, a subdivision located along Virginia Avenue and Wilshire Drive, between 5th and 7th Avenues, in the Willo Historic District. Development began just before January 1939 by John H. Lester, a prolific local building contractor. Within the first five months, 15 of the 36 lots in the subdivision were built upon. After the first year, 25 of the lots were developed, and by July 1940, only one lot remained vacant. The subdivision is one of the earliest examples of contractor-developed subdivisions in Phoenix.

The subdivision also reflects the FHA's ideas of simplicity, uniformity and cohesiveness of residential subdivision design. All of the houses built in 1939 and early 1940 were also designed by John Lester, who in late 1940 and 1941 teamed with architect C.O. Williams, to produce the designs for the remaining houses. Variations in style were limited to two of the most popular at the time, the Monterey and the French Provincial. Continuity of the subdivision streetscape is evident as well in the limited choice of building materials, primarily brick and wood shingles, and of the overall house forms, which feature slightly irregular masses covered by either low-pitched gable or hip roofs. Among the residences built by Lester in Wilshire Heights are his own house at 534 West Wilshire Drive (#425), and that of his son and business associate, Harvey Lester at 530 West Wilshire Drive (#426). Both were completed in the summer of 1939.

Another example of contractor-developed subdivisions of the period is Loma Vista Subdivision, located adjacent to Wilshire Heights and forming part of the northern boundary of the Willo Historic District. John H. Lester was identified as the "contractor and subdivision developer" when the tract was opened in January 1941. Forty-two lots facing Virginia and Cambridge Avenues were platted. Construction of speculative homes began shortly after the subdivision opened, with nine houses completed by December 1941. All the houses had FHA approved financing, were designed by C.O. Gilliam and built by Lester.

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Simpson Place, a 12 lot subdivision facing Encanto Boulevard is an additional example of the early contractor-as-developer idea. Originally a part of the Las Palmas Subdivision, the lots were replatted as Simpson Place in 1938. Local building contractor Glenn Chipperfield purchased the subdivision in 1940 and began construction of speculative houses. Six residences are documented as having been built by Chipperfield from April 1940 to June 1941. All of the houses were designed by R.M. Eskil, architect. The residences also exemplify the FHA promoted ideas of simplicity and uniformity in design including incorporation of automobile storage as a function of housing design. Continuity was achieved through the use of a common material, brick, and a common stylistic theme. All of the houses featured garages as integral components of the house form and represent some of the earliest such examples in the district.

HISTORIC CONTEXTThe Evolution of Residential Architectural Styles and Building Technology in Phoenix, 1910 to 1942

Trends in housing design and building technology during the first four decades of the twentieth century had a profound influence on the character of Phoenix' residential environment. The evolving popularity of stylistic movements during that time are reflected in local architecture and thus provide an illustration of this important historic context. Housing designs in Phoenix followed national or regional trends and concepts which were influenced by factors such as marketability, convenience to the user, cost of construction, compatibility with deed restrictions and some association with regional vernacular styles. Contemporary trends in southern California played a significant role in influencing the direction of architectural styles and construction methods locally. Other developmental forces related to this concept include the evolution of house form to accommodate the automobile, the invention and development of air conditioning systems, the introduction of new building materials and the standardization of house plans. The evolution of residential architecture in Phoenix is an excellent illustration of this historic context.

Styles of the 1920s

The Bungaloid Style dominated the design of domestic architecture in Arizona from about 1907 through the late 1920s. The vernacular one-story bungalow was an expression of the Craftsman Style popularized by two California architects, Charles and Henry Greene. Their designs were influenced by the Arts and Crafts movement and by the intricately detailed wood frame architecture found in the Orient. The style received wide publicity and was quickly spread throughout the country by pattern books and popular magazines. The concept of the Craftsman house -- simple form and massing combined with an emphasis on the expression of building materials and well crafted construction details -- was easily adaptable to the smaller house. The vernacular bungalow soon became the most popular choice for small home construction in the country.

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Several factors led to its widespread acceptance as a residential type. The architectural theme of the bungalow lent itself well to simple plan variations, and the emphasis on the use of common materials such as brick and wood, made the houses easy and inexpensive to construct. Some companies even offered precut packages of building components that could be marketed by local lumber companies and builders. Because of its popularity and recognition, the style was also easy to market by subdivision developers. The bungalow was also particularly well suited to the southwest region. Broad verandas and sleeping porches could be integrated easily into the typical bungalow house form.

Stylistic characteristics included a simple overall roof form, usually gabled, with the ridge either parallel or perpendicular to the street. Asymmetrical massing was achieved through cross-gabled ell, offset entrances, and dormers. The houses always included a porch, which was often presented as a full or partial width veranda recessed under the main roof. Attached gable roof porches were also common. Porch supports were typically wood columns or masonry piers and were often combinations of both.

Aside from the easily recognizable house form, the primary characteristic of the Bungalow Style was its attention to craftsman detailing, with the level of elaboration being only a function of the size and cost of the dwelling. Craftsmanship design is seen most commonly in the wood elements, particularly the structural components. Broad roof overhangs with exposed rafter tails, ridge beams and purlins, and gable overhangs supported by knee braces were common expressions of the wood structure. In the porch detailing, wood columns, often grouped, supported a combination of beams, purlins, heavy timber cross-bracing and extra stickwork. Timber ends were detailed with beveled, scalloped or other decorative shapes.

Windows almost always were double hung, with multi-pane sash over one-lite sash. The most frequently used designs of the upper sash panes were vertical lite elements, diamond shapes, or Prairie Style geometric patterns. Wood casement windows were less commonly used but were also treated with some form of multiple-lite design. Doors were one of the main design features of the style, with the more elaborate examples containing side and top lites. Craftsman doors featured long vertical panels or battens, a single lite in the upper one-third, and some articulation of wood detailing such as dentils at the door's window. In many instances a French door was used.

Wall sheathing was usually limited to four choices: wood clapboard, wood shingles, stucco, and brick masonry. Elaborations in detailing sometimes included a wainscot or skirt below the window sill, pebble dash stucco, and mottled or variegated brick. Foundations were commonly expressed because the design of most bungalows featured raised floor lines and porches. The use of concrete was most frequent, with some earlier

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examples utilizing concrete masonry units simulating rough cut stone. Bungalows featuring the use of random rock or cobblestone foundations, porch piers and low walls represent a truer expression of the Craftsman Style.

The popularity of the Bungalow Style in Phoenix is well illustrated in the Willo Historic District. The majority of Bungalow Style houses in the area were built between 1920 and 1926, due primarily to the post-World War I construction boom. After that period, the style faded in popularity and was replaced by the more fashionable Period Revival Styles.

A total of 85 Bungalow Style residences exist in the Willo Historic District. The bungalows are located in the west Central Avenue neighborhoods that were developed beginning in 1910, including the Las Palmas Subdivision, North Chelsea, and the smaller tracts of Bennett Subdivision.

The Bungalow Style was heavily promoted locally by the city's largest organized residential contractors, Home Builders, Inc. From 1910 to 1924, a period when the style was most popular, the company constructed an average of 30 houses per year. Described as a firm that "makes a specialty of building homes for folks of moderate means," the economical bungalow was the preferred choice for the speculative houses built by Home Builders. The success of the company's marketing efforts were chronicled in a 1924 issue of the National Real Estate Journal which reported that in Phoenix, the California type of bungalow was "the house most in demand at the present time."

Bungalow Style houses dominate several of the streetscapes in the Willo Historic District. Those streets help to illustrate the preference for the style in neighborhoods developed during the late 1910s and early 1920s. In the subdivision between Central and 3rd Avenues, four streetscapes help convey the wide acceptance of the Bungalow Style in residential architectural design. West Palm Lane has the most number of bungalows of the streets in the North Chelsea Subdivision. The houses on Holly and Cypress Streets in Las Palmas are predominantly bungalows. Farther north, Lewis Avenue also illustrates the preference for the Bungalow Style during the early 1920s.

Several individual houses are good illustrations of the design characteristics of the Bungalow Style. The Bedford House (#570) at 112 West Palm Lane is a large, extremely well crafted bungalow. Elaborate carved stickwork, a trademark of the style, is utilized at the broad eaves, veranda and porte-cochere. Attention to wood detailing is seen in the house at 79 West Holly (#577). The house also makes use of cobblestone for the foundations and porch piers. The Johnson House at 73 West Lewis Avenue (#664), with its dominating second-story dormer, also is detailed with a cobblestone base and piers. Variegated brick, a somewhat popular choice of materials associated with the Bungalow Style, is used on the house at 28 West Lewis Avenue (#689).

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Three houses designed and constructed by Home Builders are examples of the Bungalow Style combined with elements from other stylistic periods. The house at 111 West Almeria (#501) displays a pedimented portico supported by Doric columns, reminiscent of the Neo-Classical Revival Style. The house at 111 West Coronado Road (#519) is detailed similarly but with its portico surmounted by low, eyelid shaped roof with a boxed cornice. The bungalow at 128 West Almeria (#511) has a classically derived pedimented entry canopy with carved brackets and classical cornice molding.

A range of eclectic styles intended to represent picturesque images of early American, European, or Mediterranean domestic architecture became the popular choice for house designs in Phoenix beginning in the mid-1920s. The local introduction of that array of stylistic treatments, generally classified as Period Revival Styles, followed a national trend that began in the second decade of the twentieth century and continued through the 1930s. The stylistic movement emphasized the recollection of eighteenth century American styles, such as the Colonial and Neo-Classical, and also relied on strong references to the vernacular house designs that were suggestive of medieval English and French architecture. During this period, the interest in the revival of the Spanish Colonial architecture of the southwest expanded to include imagery of the roots of that architecture found in Spain and along the Mediterranean Sea. The Spanish Mission, Mediterranean and Moorish models evolved as popular designs during the 1920s and 1930s.

In Phoenix, some important factors helped influence the surge in the preference for Period Revival Styles in residential design. One was that the healthy real estate market and construction boom of the late 1920s coincided with the growing popularity of the romantic eclectic house. In a highly competitive market, new residences built by local subdivision developers required that they not only be modern, but be fashionable as well. The result was that a flood of Period Revival Style houses were built in a relatively short period of time, which in turn, increased the community's exposure to the architectural trend.

Another influencing factor evolved from a growing sense of regionalism that was beginning to dominate local development trends in the 1920s. Styles that recalled the heritage of the southwest, including its links to Mexico and Spain, as well as the native American cultures, were the first examples of the Period Revival movement in local architectural history. Spanish Mission Eclectic styles and Pueblo Revival modes for house designs were common locally by the mid-1920s.

Trends in California's residential architecture were another factor that influenced the local construction industry. Phoenix architects and builders had always looked to California for the latest in real estate and building concepts. This was partly due to the need to compete equally with the growing coast cities, and partly as a way to measure successful building and marketing strategies. In addition to the Spanish Eclectic styles

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that were fashionable in California during that time, styles that were patterned after European vernacular architecture, particularly the English Cottage and French country home, were also increasing in popularity. The "English Type of home" represented by the Tudor Revival Style was the most picturesque of all the eclectic styles. The houses embodied a unique and distinctive appearance that was easy to market in California's growing suburbs.

The Tudor Revival Style began appearing in Phoenix about 1925. Its advent on the local market was directly related to its success in California. Through the efforts of a few local builders and architects who spent a good deal of time in California studying architectural trends and house designs, the Tudor Revival Style was fairly rapidly popularized in Phoenix' residential subdivisions.

One such architect, C. Lewis Kelly, reported in 1926 that "southern California was leaning to the English type of architecture" and that "the previously in-vogue California Spanish Style was on the decline." Kelly had moved to Phoenix in June 1924 from Hollywood, California where he specialized in house design. In Phoenix he quickly became associated with Home Builders, Inc. and was responsible for most of their speculative house designs. By 1925, he had designed almost 100 homes built in the Phoenix area. By 1930, he was designing homes exclusively for Home Builders and was put in charge of their architectural department. He continued to practice architecture in Phoenix until the 1950s. Kelly's skill as a designer of picturesque Tudor Revival and Spanish Mission houses, together with his association with the most prolific residential contractor of the 1920s, significantly influenced the local popularity of Period Revival Styles.

The Spanish eclectic styles that were used for the modest house designs found in the subdivisions developed in the 1920s and 1930s, grew from a combination of several interrelated stylistic concepts. The Mission Revival Style of the late nineteenth and early twentieth century, followed by a movement to more precisely imitate the Spanish Colonial architecture of the southwest, were the two most important regional references used by house designers. As the popularity of the Spanish Colonial Revival Style grew, architects and builders looked to the roots of the style in Europe for additional inspiration. Designers borrowed elements from a range of vernacular Spanish architecture, eventually drawing from the entire Mediterranean and southern European styles. Decorative detailing or design components from Moorish, Bysantine, and Italian Renaissance architecture were often used in the Spanish Eclectic style.

The distinguishing characteristics of the style include low pitched gable roofs covered with clay tile, asymmetrical massing and stuccoed walls. Flat roofed variations featured stepped parapets usually decorated with some clay tile. A common house form presented a clay tile sheathed, pitched or gabled roof at the facade, with the remainder of the house under parapeted flat roofs.

An additional trait associated with the Spanish Eclectic styles is some form of arch, usually over a doorway or principal window. In most cases, the element is a round arch, but the Moorish parabolic arch was not uncommon. Extensive porches were not a

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principal feature of these period revival houses. Instead, small entry porches accessed through round arched openings and covered with gabled or shed roofs were typical. The use of the three-part arch, usually at a gable wall window, was also characteristic of the style. The openings were often accentuated with decorative surrounds, pilasters or spiral columns.

Windows used in the house designs were almost always wood casements, usually with four lights per leaf. The Spanish Eclectic styles also made extensive use of French doors, or full length casement windows. They occur at a focal window, as a secondary entry, or as access to a patio. Decorations associated with window elements included wrought iron or turned wood window grilles, and balconets. More elaborate examples were detailed with stone surrounds or scored plaster to simulate quoins, cast stone pilasters or columns, or decorative glazed tile.

Doors were a focal point of the typical Spanish Eclectic style house, often displaying the rustic qualities of hand crafted woodwork. A batten door was not uncommon and may be detailed with iron strap hinges. Multiple panel wood doors were also used, as were the single leaf French door. Some type of window, usually a small lite opening was also part of the door's composition. Design emphasis of the doorway usually included pilasters, columns, cast stone, or glazed tile.

Other design components commonly used were low patio walls at the entry, arcaded walkways usually leading to a side entry or interior courtyard, round or square towers, and arcaded wing walls.

The revival of European period domestic building styles was the dominant counterpart to the Spanish inspired styles of the Eclectic movement during the 1920s and 1930s. Copies of the vernacular architectural traditions of England and France were the most common during the post-World War I small house construction boom. Period Revival buildings that drew from Old World inspired Colonial American housing styles such as the Dutch Colonial and French Colonial were also utilized during the Eclectic movement. Less extensively seen in suburban housing design during the 1920s were styles derived from French architecture, including the Chateausque, Beaux Arts, and the vernacular French cottage. The most exploited of the period fashions was the Tudor Revival Style inspired by the English cottages and manor houses of the late medieval period.

Unlike its contemporary Spanish Eclectic Style, the Tudor Revival Style drew from an extensive palate of materials. Brick, stone and stucco wall surfaces, wood shingle, slate, and metal shingle roofs and wood were combined to provide richly textured images of these romantic period houses. Brick wall cladding was the most common choice of materials, often detailed with brick patterns such as herringbone or diagonal stitching in Flemish bond. The most rustic imagery was achieved by using stone, uncut and laid randomly.

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Tudor houses were characterized by a steeply pitched roof, ridge parallel to the street, with at least one intersecting gabled ell. The upper gable walls were often decorated with half-timbering infilled with stucco or brick work. Round or pointed arched ventilators typically punctuated the gable heads. Because of the steepness of the Tudor roof, houses often contained half-stories in the attic space, with windows in the gable walls or provided by gabled dormers. Artistically sweeping eaves at facade gables were common and often terminated at an arcaded wing wall. In well designed examples, roof materials used wood shingles laid up in horizontal banding. Some rare examples simulated picturesque thatched roofs using composition shingles that could be built up in irregular patterns and rolled around the eaves. Although rarely used, slate roofs were another stylistic element that lended to the authenticity of the period English home.

As with the Spanish Eclectic models, the use of extensive porches in the Tudor home was uncommon. Small entry porches, usually offset under an overlapping gable roof, were typical. Some form of round or flattened arch defined the entry porch, with the more elaborate examples detailed with stone or brick surrounds, or scored plaster quoins. In many cases, no entry porch was utilized in the design. Instead, the entry was deeply recessed under the roof, or simple gabled or round arched canopies were used. Doorways were often arched and doors of wood batten, wood veneer or panels were typical.

Phoenix has many examples of the range of Period Revival styles popularized by the Eclectic movement. Most were built between 1923 and 1935 and are located in the urban center. These styles are extremely well represented in the Willo Historic District. Examples can be found in all of the pre-1935 subdivisions, further illustrating the widespread impact of the Eclectic movement on Phoenix' suburban residential development.

As development activity spread north from McDowell Road and west from Central Avenue during the late 1920s, the number of period houses in those areas increased. Nearly half of the residences in the smaller tracts of Bennett Subdivision were built in the Period Revival styles. By comparison, only 36 Eclectic examples exist in the earlier North Chelsea and Las Palmas Subdivisions to the south.

The most concentrated collection of Tudor and Spanish Eclectic style residences in the Willo Historic District is found in the North Kenilworth and Broadmoor Subdivisions. Both neighborhoods were developed simultaneously with the peaking popularity of the Eclectic movement in Phoenix. Fifty-three percent of the existing houses in Broadmoor, and 40% of those in North Kenilworth are examples of the range of the Period Revival styles.

The eclectic character evoked by the Period Revival styles is evident in several streetscapes in the North Kenilworth and Broadmoor Subdivisions. Monte Vista Road and Cypress Street between 3rd and 7th Avenues are excellent illustrations of the dominance of that stylistic trend in neighborhood development during the 1920s and 1930s. Sixty percent of the houses that line Monte Vista Road, and 70% of those along

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Cypress Street, are of the Period Revival styles. Slightly more Tudor Revival types are represented than are those of Spanish Eclectic derivation. Granada Road is another streetscape that demonstrates the popularity of the eclectic modes. Half of the houses that line the street are either Tudor Revival designs or some form of Spanish period architecture. Coronado Road and Palm Lane also present good images of residential streetscapes influenced by the Eclectic movement.

Two streets farther north in the Fairview Homes and Bennett Subdivisions embody the romanticized image of Old World domestic architecture that the builders of eclectic houses sought to achieve. Over 60% of the houses on Vernon Avenue between Central and 5th Avenues were designed in the Period Revival styles, mostly variations of the Tudor Revival. With 40% of its houses displaying Period Revival characteristics, Lewis Avenue is also a good representation of the Eclectic movement's influence on local residential architecture.

Several houses in the subdivisions west of Central Avenue are distinctive examples of the Eclectic styles. Three houses located in the North Kenilworth Subdivision stand out as well designed representations of the California Spanish Mission or Mediterranean vernacular. The Bert L. Friedman House (#6) located at 301 West Almeria Road, is a good example of a Mediterranean style house with borrowed elements of Moorish derivation. Built in 1931 by W.A. Wells and Son Contractors, the large U-shaped house is sited with the central wing set diagonally to the street corner. The house features a round entry tower with a conical, clay tiled roof. A second octagonal bay is offset along the south wing. Stylistic elements include a large Moorish type pointed arch window, well detailed wood panel door, wrought iron grilles, and wood casement windows.

The L.C. Lashmet House (#98), built in 1929, is distinguished by its central courtyard and tile roofed arcade, both elements reminiscent of the Spanish Mission architecture of Southern California. A late example of Spanish Eclectic design is the Doyne D. Coffman House (#97), built in 1939 and located at 544 West Granada Road. Designed by architect C.O. Gilliam and built by R.H. Larson, the house includes several Spanish Mission elements. An octagonal tower projects from the center of the house, and a facade wall extension is penetrated by a round arch entry to a side yard court. The house is constructed of painted concrete masonry and is surmounted by a low pitched, gabled clay tile roof. The original entrance patio has been roofed over and infilled to provide for an additional room, but the original round-topped wood batten door has been reused at the new entry location.

On McDowell Road, the El Conquistador Apartments (#5) present an excellent illustration of the Spanish Eclectic modes typical of that period. The two-story painted brick structure was designed in 1931 by Wallingford and Bell, both prominent local architects. Elements characteristic of the Spanish Colonial and Mediterranean style include a recessed entry porch with an arcade supported by cast stone Doric columns. The design theme is carried out with a paired arch window on the second level and a three-part window element separated by classical pilasters. The low pitched clay tile roof, asymmetrical massing, turned wood balcony posts and jig cut balusters all lend as well to its stylistic reference.

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National Park Service

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One good example of Spanish Mission architecture in Broadmoor helped set the standard for Period Eclectic homes in that neighborhood. The "Spanish Rancho Home" (#192), a speculative house built by Laing and Hennan in 1928, was the first home constructed in the subdivision. The three-part house contains a central cross gable roof of red clay tile. The design features stuccoed walls, a large arched focal window with multi-lite fixed sash, low courtyard wall with original wooden gate, a recessed entry and wood panel door.

Two houses on West Vernon illustrate the design qualities associated with the Spanish Eclectic mode. The J.H. Burtein House (#642) is a 1928 two-story residence that successfully combines elements of the Pueblo Revival, Spanish Mission and Spanish Colonial Revival styles. The house is designed with asymmetrical massing with flat parapeted roofs recalling the form of Pueblo architecture. Spanish Colonial Revival influence is seen in the application of cast stone quatrefoil windows in two locations at the second level. French doors opening to a terraced courtyard, wood multi-lite casement windows, red clay tile articulating the parapet lines, as well as covering a one-story roof and the shed roof of the entry porch, are drawn from the Spanish Mission style. The Elias Abraham House (#638), located at 77 West Vernon Avenue, was also built in 1928. Constructed by local builder Manuel Orta, it is a well executed example of the Spanish Mission residential designs found throughout Southern California.

Several Tudor Revival style houses representing the essence of romantic eclecticism are located in the North Kenilworth and Broadmoor Subdivisions. The G.R. Meredith House (#46), located at 329 West Coronado Road, was built between 1932 and 1934. It combines many typical stylistic elements to create a unique period house design. The house form includes a steeply pitched gable, an offset wall at the facade and a turreted octagonal bay. The rustic qualities of medieval architecture are achieved through the use of randomly laid wood shingles on the roof, irregular brick quoins at the focal window, and clay chimney pots.

An excellent example of a romanticized interpretation of the English country cottage is the house located at 509 West Holly Street (#166). Immediately distinguished by its undulating shingle roof with rolled eaves, the house also displays a high level of craftsmanship. Random patterns of stone and brick veneer are used on the wall surfaces with the corner articulated by quoins. Half-timbering on the stuccoed gabled walls, jerkinheads and a large brick chimney with clay pots recall elements from Period European houses. The windows are detailed with diamond pane leaded glass and have original curved canopies. Built in speculation by homebuilder C.F. Crittenden, the house at 513 West Monte Vista Road (#199) has excellent Tudor Revival design qualities. A wood shingle steeply pitched roof, variegated brick accents at the window surrounds, a pointed arch focal window and an offset bay window with turreted roof are the dominant stylistic features of the house.

Two houses designed and built by Frank B. Wallace represent interpretations of Tudor Revival architecture near the end of the style's popularity. The house at 515 West Coronado Road (#51) was built on speculation in 1935. The concrete masonry house is

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National Park ServiceNational Register of Historic Places
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distinguished by two projecting gable wings, one of which serves as a garage, that face the street and form a small entry courtyard. The steeply pitched roofs are sheathed with stone shingles. Stylistic treatment includes a chimney with terra cotta chimney pots, a round arched entry gate at the courtyard, a large rustic wrought iron lantern at the doorway, and batten garage doors. The James Dismuke House (#232) at 329 West Cypress Street has an identical floor plan. It was built in 1936 also of concrete masonry and had roofs sheathed with clay tiles. Irregular stone veneer at the wall base, half-timbering at the gable heads, and sweeping eaves that terminate at side wall extensions of the facade, help to create the English cottage image of the house.

The L.C. Parham House (#68) at 334 West Coronado Road and the G.M. Farner House (#635) at 65 West Vernon Avenue, are two examples of period architecture stylistic treatments used during the Eclectic movement. Built in 1929, the L.C. Parham House is based on Greek Revival form distinguished by a large colonnade of stylized Doric columns across the facade and extending to form a porte-cochere. The main facade presents a simple symmetry with low pitched gable roof, boxed cornice and eave returns, and central wood panel door flanked by six-over-six double hung windows. Voussoirs at the windows and projecting sills also recall the stylistic reference. The G.M. Farner House is a rare example of Beaux Arts Period Revival design. The strictly symmetrical house has a flat, parapeted roof with classical cornice. A raised platform extends the length of the facade with a central portico. The portico is supported by a pair of square posts and Ionic columns. Classically derived plaster ornaments are located above the windows at the facade.

Two homes in the Wellington Place Subdivision typify the Tudor Revival style. The house at 95 West Windsor Avenue (#766) displays good design features and craftsmanship that exemplifies the picturesque Period Revival style. Half-timbering in the upper gable walls, a bay window with leaded diamond pane windows and a distinctive hexagonal brick chimney are the main features of the house. Located at 99 West Windsor Avenue, the C.R. Pendelton House (#767) is an excellent example of the Tudor Revival style. Designed with a steeply pitched wood shingle roof and a sweeping curved eave, the house is also distinguished by its prominent round arched recessed entry porch detailed with quoin work.

Styles of the 1930s

The movement away from the heavily romanticized Period Revival styles of the 1920s to a more simplified and even uniform reference to period architecture began during the New Deal years. Houses constructed during that decade conformed largely to a few standardized house forms manipulated slightly in roof, window and door treatment to convey some period image. This somewhat dramatic shift in domestic architectural design can be attributed to a great extent to the programs of the FHA. The minimum materials and construction standards required by the FHA for insured mortgages for new construction played an important role in how houses were designed and built. In addition, the FHA openly supported more uniformity in style for new subdivisions in order to enhance future property values. Local builders and developers also saw the

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advantages to simple choices in the range of house plans and styles as a means to more economically build large scale housing projects. By 1942, much of the moderate size new house construction in Phoenix was being undertaken by builders who were developing small subdivisions with a limited palate of materials, house plans, and stylistic choices.

While the builders still referred to the house designs by some name recalling a period style, they also stressed that the homes were of "modern design." The evolution of residential styles to the modern architecture of the post-War boom years has its roots in the housing built during the late Depression. Two most commonly used stylistic references for house designs, built locally between 1935 and 1942, were the "Monterey Style" and the "French Provincial Style." That range of styles representing some period image is broadly referred to as the Minimal Traditional Style.

The Monterey Style house of the 1930s was the precursor to the modern Ranch Style house and finds its roots in the "California Rancho" residences. The local interpretation of the style was a simplified version of the Eclectic Monterey Style house seen throughout northern California. The two-story houses of that region were typified by a single low pitched gable roof, sometimes with an offset ell, a second-story balcony, often cantilevered, and casement windows almost always articulated with false shutters.

In the local, more standardized variations, the style is recognized by its single-story facade presented to the street as a long mass covered with a gabled roof with exposed rafters and often terminating at one end with a cross-gabled ell. A veranda supported by plain or turned wood posts was usually recessed under the principal roof and extended the length of the facade. Doors were offset toward the ell and almost all were paneled or battened. Windows were steel casement discreetly located along the wall and decorated with wood shutters. Shutter design was a common method of achieving the image of southwestern regionalism that the style sought to achieve. Batten shutters with "Z" cross-bracing were common. Others often included a cut out design motif such as a saguaro cactus, cowboy hat, or desert animal. A focal window was often included in the design with fixed side and top-lites around a simple two leaf casement window. Influence of the modern movement is seen frequently in the use of corner windows. The walls of the modern Monterey Style home were almost always constructed of brick, painted white. Brickwork typically included a wainscot or skirt below the window sills of tapestry bond while the upper walls were laid in Flemish row lock.

Houses design in what was termed the "French Provincial Style" were based loosely on the French Eclectic house designs of the 1920s. The house form as well as the detailing of this style were much more subtle and reserved than its more picturesque predecessor. Using many of the same floor plans and shapes as the Monterey style house, the French Provincial examples were almost always covered with hipped roofs. The eaves were commonly detailed with cornice molding at the roof-wall junction and had little, if any, overhang. Most examples from the 1930s were asymmetrical in form with interlocking

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Section number 8 Page 8.37

hipped roofs giving the appearance of a rambling farmhouse. Doorways were often offset, facing at right angles to the street. Porches used in the French Provincial Style were limited to overhangs or canopies, or were small attached roofs near the intersection of the house's two main wings. More formal variations of the style presented a symmetrical, or nearly so, facade to the street with a central entrance. Elaboration of details recalling the European traditions included raised panel doors, some type of architrave and door surround, such as fluted pilasters. Some designs included broken pediments above the door. Most designs included false shutters, usually louvered. Large chimneys were common elements used to provide added character to the houses. Bay windows were also frequently employed at a street facing wall with parasol type roofs sheathed in metal.

These late Minimal Traditional styles, as well as some American Colonial examples, were used on slightly more than 49% of the houses in the Willo Historic District. That number coincides with the widespread local construction programs associated with the 1930s. These styles are found throughout all subdivisions with the earlier tracts having the least number. In those areas house construction was limited to scattered lots in otherwise predominantly bungalow or picturesque neighborhoods. Only 20 exist in the North Chelsea and Las Palmas additions. In the smaller tracts of the Bennett Subdivision 40 houses representing the Monterey and French Provincial styles exist, almost evenly distributed along Encanto Boulevard, Vernon Avenue, Lewis Avenue, Wilshire Drive and Virginia Avenue.

Although subdivided early, Wellington Place was not rapidly developed during the 1920s. As a result of the later building boom, the Minimal Traditional styles outnumber earlier eclectic models two to one. In North Kenilworth and Broadmoor, roughly half of the houses reflect the Monterey and French Provincial styles.

Those subdivisions developed during the late 1930s are built up almost exclusively with the Minimal Traditional styles; North Broadmoor, Broadmoor Park, and Wilshire Heights are the best illustrations. All but seven of the 108 pre-1942 houses in these subdivisions fall into this stylistic classification. Wilshire Drive, Vernon, Lewis and Virginia Avenues from 3rd to 7th Avenue are lined with alternating Monterey and French Provincial style houses and are very good illustrations of the effect of the style on the uniform appearance of streetscapes developed in the late 1930s.

Houses that demonstrate the qualities associated with the modern Monterey style include two located on West Wilshire Drive in Wellington Place. The A.L. Klerner House (#694) at 37 West Wilshire Drive and the T.A. Manley House (#700) at 62 West Wilshire Drive were both built by Chadwick and Rogers, contractors. Constructed in 1929 and 1930 respectively, the houses represent early examples of the modest size Monterey style residence. The Klerner House has a symmetrical facade with a central wood batten door balanced by opposing wood casement windows. A single low pitched gable roof covers the house. Low walls enclose the entry patio and cast stone quoins decorate the entry which

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is protected by a shed roofed canopy. The Manley House also displays characteristics of the Monterey style with clay tile sheathed gabled roof, symmetrical plan, recessed veranda that extends the length of the facade, and decorative false wood shutters.

Three houses on West Edgemont also illustrate the typical Monterey style house. Described by its builder, W.E. Theis, as being designed along "southwestern lines," the Harley Lanman House (#795) was built in 1939. The Monterey style is exemplified in this house with its offset cross-gabled roof covered with clay tile, the round arch focal window at the gable wall, and the shed roof entrance porch supported by wood posts. Corner windows are employed, and other windows are steel sash casements except for the focal window which is fixed wood sash. The houses at 29 West Edgemont (#784) and 45 West Edgemont (#789) were both built in the mid-1930s. The stuccoed brick house at 29 West Edgemont typifies the Monterey style with its low gable roof, long veranda, central wood panel door, and wood casement windows highlighted with batten shutters. The house at 45 West Edgemont is covered with a hipped roof sheathed in clay tile. An intersecting gable roof ell provides the typical asymmetrical form associated with the style. The house also has a shed roof veranda, wood double hung windows and a fixed wood sash focal window.

An excellent illustration of the late 1930s Monterey style is the house at 62 West Cambridge Avenue (#748). The brick residence is rectangular in plan and surmounted by a low pitched gabled roof covered with wood shingles. Details that lend to the regional image of the style include carved rafter tails and turned wood posts supporting the typical broad veranda.

The Carl H. Johnson House (#750) at 518 West Coronado Road is another well crafted example of the popular Monterey style. Built in 1936 by Johnson, the brick structure takes the typical house form of a rectangular body intersected by an offset ell and covered with a gabled roof. The principal roof extends over a carport bay and is support by brick piers. Other stylistic details include a wood shingle roof, exposed rafters, a long veranda with wood posts, and steel casement windows. A unique corner bay window is incorporated into the design, and the gable wall window is decorated with glazed tile below the sill.

The Hawk Huey House (#750) is unique to the area as an early example of the transition from the modest eclectic Monterey style to the Ranch style that became popular after World War II. Built in 1941, its architect, C. Lewis Kelly, described the house plainly as "ranch architecture." The design incorporates the basic principals of the Monterey house form, but is more impressionistically detailed to give the image of a southwestern ranch house. The wood frame structure is sheathed with clapboard siding, and the gable roof has exposed rafters and purlins, recalling earlier craftsman traditions. Double hung wood windows, rare for the time, are discreetly located on the facade and area decorated with wood shutters. The recessed veranda is supported by wood posts detailed with carved imposts.

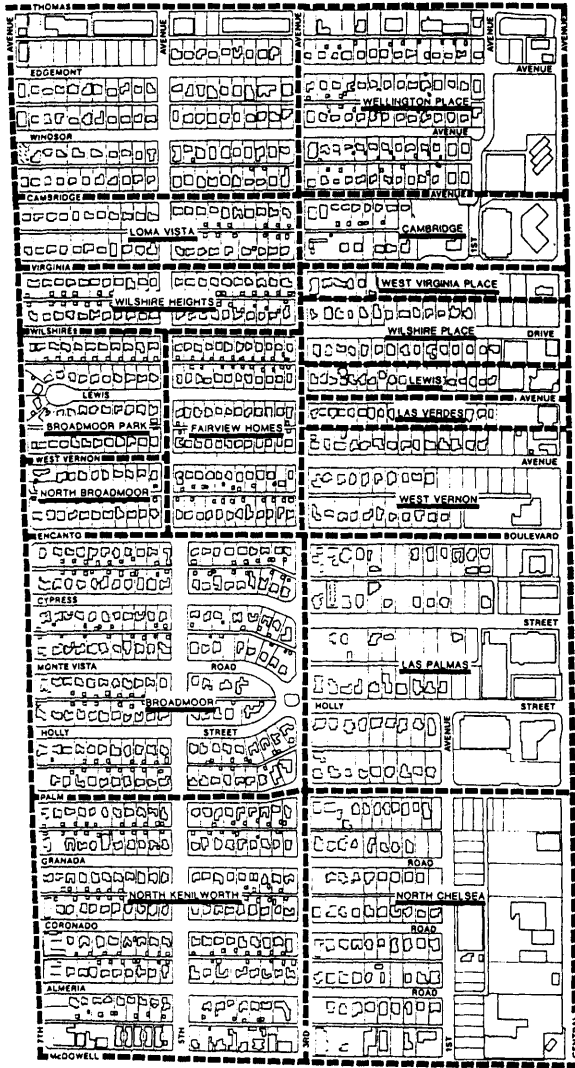
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National Park Service

**National Register of Historic Places
Continuation Sheet**

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The stylistic counterpart to the Monterey style, the French Provincial is also well represented in the Willo Historic District. Individual examples of well designed houses of this style are located on Edgemont, Cambridge and Virginia Avenues. The home at 62 West Edgemont (#802) is an excellent example of this late Minimal Traditional mode with classical detailing. Several elements characteristic to the style are incorporated into the design of this single-story house. The brick-stuccoed structure has a symmetrical facade and is covered with a hipped roof detailed with cornice molding. A wood panel door is centrally located beneath a hipped roof portico, and is flanked by false wood shutters. Plaster quoins and a decorative frieze add to the classical character of the house.

The house at 91 West Virginia Avenue (#732) is a good illustration of the style that also incorporates an automobile garage into the design. The "L"-shaped brick house has a gabled roof with classically derived boxed cornice and eave returns. A paneled garage door is set in the gable wall at the facade, and that element is offset by an entry veranda leading to a paneled wood door. The house at 51 West Cambridge Avenue (#735) exemplifies the stylistic transition between the French Provincial and Modernistic styles. Typical period elements, such as a hipped roof with cornice molding and a recessed central entry with a wood door, is combined with Modernistic features such as corner steel sash windows and a curving side wall punctuated with glass block.



ALVARADO-WILLO AREA

HISTORIC RESOURCE SURVEY

PREPARED BY THE CITY OF PHOENIX PLANNING DEPARTMENT

LEGEND

- SUBDIVISION BOUNDARY
- BALTIMORE HEIGHTS SUBDIVISION NAME

United States Department of the Interior
National Park Service

5/2/91

National Register of Historic Places Continuation Sheet

Section number _____ Page _____

Willo Historic District Maricopa County, ARIZONA

ADDITIONAL DOCUMENTATION APPROVAL

Keeper

Antoinette J. Lee 6/12/91

MAY 7 1991

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

WILLO HISTORIC DISTRICT (ADDENDUM)

CONTRIBUTING PROPERTIES

INV. NO.	HISTORIC NAME	ADDRESS
4 2 3	Robert C. Hasse House	540 W. Wilshire
4 2 4		538 W. Wilshire
4 2 5	John H. Lester House	534 W. Wilshire
4 6 2		533 W. Virginia
4 6 3		537 W. Virginia
4 6 4	Evan L. Flory House	541 W. Virginia

The properties referenced above were mistakenly excluded from the Willo Historic District, Phoenix, Maricopa County, Arizona (listed January 10, 1991).

The SHPO staff requests the Keeper to add the properties listed above to the "contributor" list in the nomination, as evidence has shown that each of them does, in fact, contribute to the character of the neighborhood.

United States Department of the Interior
National Park Service

3/2/92

National Register of Historic Places Continuation Sheet

Section number _____ Page _____

Willo Historic District Maricopa County, ARIZONA

ADDITIONAL DOCUMENTATION APPROVAL

Delores Byers 3/6/92

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

Correction to the Willo Historic District, listed on the National Register January 9, 1991.

CONTRIBUTING PROPERTY

TAX PARCEL NO.	HISTORIC NAME	ADDRESS
118-42-002	House	302 West Virginia Avenue

The property referenced above was listed as a noncontributor to the Willo Historic District, Phoenix, Maricopa County, Arizona.

Upon the request of the owner, the SHPO staff has done extensive research into the background of the house. We have determined that it was constructed in 1940, has no intrusive exterior alterations, has excellent architectural integrity and contributes to the residential streetscape of the Willo Historic District.

The SHPO staff requests the Keeper to add the property listed above to the "contributor" list in the nomination, as evidence has shown that it does, in fact, contribute to the character of the Willo neighborhood.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY Willo Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: ARIZONA, Maricopa

DATE RECEIVED: 1/30/98 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 3/16/98
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 90002099

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 2/23/98 DATE

ABSTRACT/SUMMARY COMMENTS:

Additional Documentation Accepted

RECOM./CRITERIA Accept

REVIEWER Edson Beall

TELEPHONE _____

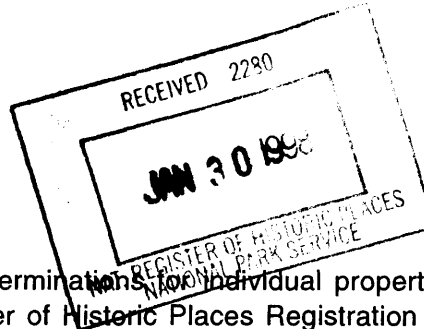
DISCIPLINE Historic Preservation

DATE 2/26/98

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



AD

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

=====

1. Name of Property

=====

historic name Correction to the Willo Historic District

other names/site number House at 2017 North 3rd Avenue

=====

2. Location

=====

street & number 2017 N. 3rd Ave. not for publication ☐
city or town Phoenix vicinity
state Arizona code AZ county Maricopa code 013 zip code 85003

=====

3. State/Federal Agency Certification

=====

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☐ locally. (X See continuation sheet for additional comments.)

James W. Gorman AESS/PO 1/20/98
Signature of certifying official Date

ARIZONA STATE PARKS.
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

Additional Documentation Accepted

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Correction Page 1

Additional Documentation **Accepted**

House at 2017 N. 3rd Ave.
name of property
Maricopa, AZ
county and State
Willo Historic District
name of multiple property listing

=====

Correction to the Willo Historic District, listed in the National Register of Historic Places on January 9, 1991.

CONTRIBUTING PROPERTY

ADDRESS: 2017 N. 3rd Ave.

The property referenced above is not referenced as either a contributor or non-contributor to the Willo Historic District, Phoenix, Maricopa County, Arizona.

This house was not referenced in the 1991 nomination either on the survey list in the nomination form or on the district map. The owner of this property, who claimed it was built in 1941, recently brought its existence to the attention of the Arizona SHPO. Research by SHPO staff found that the property is noted in the 1941 Sanborn Fire Insurance Company map for Phoenix, thus confirming the owner's claim. The age of the building is within the period of significance of the Willo District and its architectural features contributes to the historic character of the neighborhood as defined in the nomination as amended in 1997.

The Arizona SHPO requests the Keeper to add the property listed above to the "contributor" list in the nomination, as it does, in fact, contribute to the historic fabric of the Willo Historic District.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY Willo Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: ARIZONA, Maricopa

DATE RECEIVED: 1/21/99 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 3/07/99
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 90002099

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 2/17/99 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA Accept

REVIEWER E. Ball

DISCIPLINE Historian

TELEPHONE _____

DATE 2/17/99

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Correction to the Willo Historic District

other names/site number Houses at 321 West Windsor and 509 West Cypress

2. Location

street & number 321 West Windsor and 509 West Cypress not for publication ☐
city or town Phoenix vicinity
state Arizona code AZ county Maricopa code 013 zip code 85003

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☐ locally. (X See continuation sheet for additional comments.)

James W. Gammon ARSTPO 12 JAN 99
Signature of certifying official Date

ARIZONA STATE PARKS
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Correction Page 1

House at 321 W. Windsor

name of property

Maricopa, AZ

county and State

Willo Historic District

name of multiple property listing

=====

Correction to the Willo Historic District, listed in the National Register of Historic Places on January 9, 1991, and amended October 15, 1997.

CONTRIBUTING PROPERTY

ADDRESS: 321 West Windsor

This property is not referenced as either a contributor or non-contributor to the Willo Historic District, Phoenix, Maricopa County, Arizona.

This house was not referenced in the 1991 nomination either on the survey list in the nomination form or on the district map. The owner of this property recently brought its existence to the attention of the Arizona SHPO. Research by SHPO staff found that the property is noted in the 1948 City Directory for Phoenix, thus confirming the property is of historic age. The age of the building is within the period of significance of the Willo District and its architectural features contributes to the historic character of the neighborhood as defined in the nomination as amended.

ADDRESS: 509 West Cypress

This property is currently listed as a non-contributor to the district. The property was evaluated as a non-contributor in the original nomination because of a wall that encloses a courtyard. It was previously believed that this wall was a non-historic addition that compromised the property's integrity. An evaluation of the Sanborn Fire Insurance Map for Phoenix and comparison to another house with an identical floorplan has revealed that the wall is an original feature of the property's design. The wall and courtyard are a part of its Spanish Mission Revival style. With this proper understanding, the house can now be seen to retain its integrity.

The Arizona SHPO requests the Keeper to add the properties listed above to the "contributor" list in the nomination, as they do, in fact, contribute to the historic fabric of the Willo Historic District.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY Willo Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: ARIZONA, Maricopa

DATE RECEIVED: 3/16/00 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 4/30/00
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 90002099

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 4/11/00 DATE

ABSTRACT/SUMMARY COMMENTS:

Additional Documentation Accepted

RECOM./CRITERIA

REVIEWER

DISCIPLINE

TELEPHONE

DATE

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

=====

1. Name of Property

=====

historic name Amendment to the Willo Historic District

other names/site number House at 325 West Monte Vista Road

=====

2. Location

=====

street & number 325 West Monte Vista Road not for publication ☐
city or town Phoenix vicinity _____
state Arizona code AZ county Maricopa code 013 zip code 85003

=====

3. State/Federal Agency Certification

=====

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this _____ nomination _____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets _____ does not meet the National Register Criteria. I recommend that this property be considered significant _____ nationally _____ statewide X locally. (_____ See continuation sheet for additional comments.)

James W. Garvin AZSTPO 10 MARCH 2000
Signature of certifying official Date

ARIZONA STATE PARKS
State or Federal agency and bureau

In my opinion, the property _____ meets _____ does not meet the National Register criteria. (_____ See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Amendment Page 1 House at 325 West Monte Vista Road
name of property
Maricopa, Arizona
county and State
Willo Historic District
name of multiple property listing

=====

Amendment to the Willo Historic District, listed on the National Register of Historic Places on January 9, 1991, and amended October 15, 1997.

CONTRIBUTING PROPERTY

ADDRESS	SURVEY SITE NO.
325 West Monte Vista Road	194

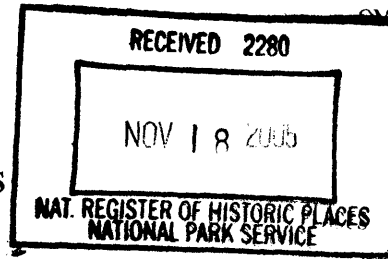
The above-referenced property was listed as a noncontributor to the Willo Historic District, Phoenix, Maricopa County, Arizona

It was so listed because the original historic building survey identified aluminum siding sheathing detracting from the stylistic character of the property. Since that time, the new property owner has removed the aluminum siding, and has restored the property to its historic condition.

The Arizona SHPO requests the Keeper to add the above-referenced property to the "Contributor" list in the nomination, as it is now a contributor to the historic fabric of the Willo Historic District.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



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1. Name of Property

historic name Willo Historic District (reclassification of resources)

other names/site number _____

2. Location

street & number 326 W Windsor

☐ not for publication

city or town Phoenix

☐ vicinity

state Arizona code AZ county Maricopa code 013 zip code 85003

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide X locally.
(See continuation sheet for additional comments.)

William A. Collins
Signature of certifying official

Nov. 16, 2005
Date

Arizona State Parks
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

Signature of Keeper

Date of Action

I, hereby certify that this property is:

- ☐ entered in the National Register
☐ See continuation sheet.
☐ determined eligible for the National Register
☐ See continuation sheet.
☐ determined not eligible for the National Register
☐ removed from the National Register
☒ other (explain): recommended for listing as a historic district

Edson Ball 12/29/05

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section	Addl	Page	1	Name of Property	Willo Historic District (reclassification of resources)
				County	Maricopa
				State	Arizona

It has recently come to the attention of the Arizona State Historic Preservation Office that the age of the property located at 326 W. Windsor was mistakenly noted as 1952 on the National Register registration form for the Willo Historic District. Further research in the City of Phoenix directories indicates that the property was constructed in 1949. As the property possesses sufficient integrity and was constructed within the period of significance for the Willo Historic District, it should be noted as a contributor.

The Arizona State Historic Preservation Office requests the Keeper of the National Register amend the Willo Historic District National Register registration from to change 326 W. Windsor from non-contributor to contributor status.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

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1. Name of Property

historic name Willo Historic District (Correction)

other names/site number _____

2. Location

street & number 546 W Cambridge ☐ not for publication

city or town Phoenix ☐ vicinity

state Arizona code AZ county Maricopa code 013 zip code 85003

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets _____ does not meet the National Register Criteria. I recommend that this property be considered significant _____ nationally _____ statewide X locally.
(_____ See continuation sheet for additional comments.)

James W. Gorman Arizona
Signature of certifying official

28 SEPTEMBER 2007
Date

ARIZONA STATE PARKS
State or Federal agency and bureau

In my opinion, the property _____ meets _____ does not meet the National Register criteria. (_____ See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

Signature of Keeper

Date of Action

I, hereby certify that this property is:

- ☐ entered in the National Register
☐ See continuation sheet.
☐ determined eligible for the National Register
☐ See continuation sheet.
☐ determined not eligible for the National Register

☐ removed from the National Register

☒ other (explain): Additional Documentation Accepted

Edson H. Beall 11.15.07

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section	<u>Addl</u>	Page	<u>1</u>	Name of Property	<u>Willo Historic District (correction)</u>
				County	<u>Maricopa</u>
				State	<u>Arizona</u>

It has recently come to the attention of the Arizona State Historic Preservation Office that the property located at **546 E. Cambridge** was mistakenly excluded from the original survey of the Willo Historic District.

The property, constructed in 1950, falls within the period of significance for the District and possesses the requisite integrity for listing.

The Arizona State Historic Preservation Office requests the Keeper of the National Register amend the Willo Historic District National Register registration from to add **546 W. Cambridge** as a **contributor** to the district.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

RECEIVED 226

DEC 10 2007

NAT. REGISTER OF HISTORIC PLACES

1. Name of Property

historic name Willo Historic District (Correction)

other names/site number

2. Location

street & number 2650 N 5th Avenue

☐ not for publication

city or town Phoenix

☐ vicinity

state Arizona code AZ county Maricopa code 013 zip code 85003

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide X locally.
(See continuation sheet for additional comments.)

James W. Gorman Arizona

Signature of certifying official

6 DECEMBER 2007

Date

ARIZONA STATE PARKS

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

[Signature]
Signature of Keeper

Date of Action

I, hereby certify that this property is:

- ☐ entered in the National Register
☐ See continuation sheet.
☐ determined eligible for the National Register
☐ See continuation sheet.
☐ determined not eligible for the National Register
☐ removed from the National Register

☒ other (explain): additional Documentation 10089894

Edson H. Beall 1.4.08

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section	<u>Addl</u>	Page	<u>1</u>	Name of Property	<u>Willo Historic District (correction)</u>
				County	<u>Maricopa</u>
				State	<u>Arizona</u>

It has recently come to the attention of the Arizona State Historic Preservation Office that the property located at **2650 N 5th Avenue** was mistakenly excluded from the original survey of the Willo Historic District.

The property, constructed in 1950, falls within the period of significance for the District and possesses the requisite integrity for listing.

The Arizona State Historic Preservation Office requests the Keeper of the National Register amend the Willo Historic District National Register registration from to add **2650 N 5th Avenue** as a **contributor** to the district.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY Willlo Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: ARIZONA, Maricopa

DATE RECEIVED: 3/30/09 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 5/13/09
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 90002099

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 5.12.09 DATE

ABSTRACT/SUMMARY COMMENTS:

~~Additional Documentation Accepted~~

RECOM./CRITERIA Accept

REVIEWER Edson Beall

DISCIPLINE Historian

TELEPHONE _____

DATE 5.12.09

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

90002099

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1. Name of Property

historic name Correction to the Willo Historic District

other names/site number 511 W. Edgemont Avenue

2. Location

street & number 511 W. Edgemont Ave. not for publication ☐
city or town Phoenix vicinity ☐
state Arizona code AZ county Maricopa code 013 zip code 85007

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

James G. Smith AZSHPD 24 MARCH 2009
Signature of certifying official Date

ARIZONA STATE PARKS
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Correction Page 1

511 W. Edgemont Avenue
name of property
Maricopa, AZ
county and State
Willo Historic District
name of multiple property listing

=====

Correction to the Willo Historic District, listed on the National Register of Historic Places on January 9, 1991, and amended on October 15, 1997.

CONTRIBUTING PROPERTY

ADDRESS: 511 W. Edgemont Avenue

This property is not referenced as either a contributor or non-contributor to the Willo Historic district, Phoenix, Maricopa County, Arizona.

This house was outside of the original 1991 boundary of the Willo Historic District. It is located within the expanded 1997 boundary. According to records of the Maricopa County Assessors Office, the property was constructed in 1949. Its style, method of construction, and building materials match what was constructed elsewhere on the street. The building falls within the period of significance, as defined in the 1997 amendment. A field survey by Arizona State Historic Preservation Office staff confirmed that the building retains a high degree of integrity.

The Arizona SHPO requests the Keeper to add the property listed above to the "contributor" list in the nomination, as it does, in fact, contribute to the historic fabric of the Willo Historic District.